

## CHAPTER 154: SIGN REGULATIONS

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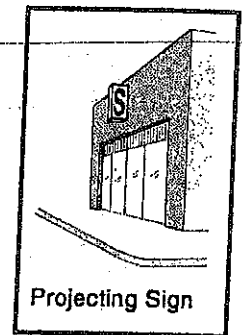
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- (C) *Building Frontage.* Where sign area is based on the lineal feet of building frontage, the measurement shall be taken from the façade of the building facing the main roadway and shall be measured from exterior side-wall to exterior side wall of the building or in the case of a tenant space from interior side wall to interior side wall.
- (D) *Building-Mounted Sign.* Display sign that is painted on, adjacent to or attached to a building wall, door, and window or related architectural feature. Such signs would include, but are not limited to the following:
- (1) *Building Directory.* A wall sign where individual occupants of a building may display information directing visitors to their portion of the building.
  - (2) *Canopy Sign.* A sign that is painted on or attached to an awning or canopy.
  - (3) *Projecting Sign or Marquee Sign.* A display sign attached to or hung from a structure projecting from and supported by the building and extending beyond the building wall, building line or street right-of-way line.
  - (4) *Wall Sign.* A display sign that is painted on or attached to a building wall, door, window or related architectural feature and projecting not more than 18" from the wall.
  - (5) *Window Sign.* A sign affixed to a window or so as to be observable from the opposite side of the window to which such sign is located or affixed.
  - (6) *Nameplate.* A wall sign denoting the name of the occupant in a residential dwelling unit or denoting only the name and profession of the occupants in a commercial, public or other institutional building.
- (E) *Clearance.* The vertical distance between the surface grade beneath the sign and the lowest point of the sign, including framework and embellishments.
- (F) *Damaged Sign.* A sign or supporting structure that is torn, defaced, dented, smashed, broken, vandalized or destroyed.
- (G) *Decorative Display.* A decorative, temporary display designed for the entertainment or cultural enrichment of the public and having no direct or indirect sales or advertising content.
- (H) *Directional Sign.* A sign that uses arrows or words like "enter" and "exit" to regulate on-site traffic and parking.
- (I) *Entrance Sign/Entry Feature with Signage.* A sign located at the entrance to the development from a thoroughfare or collector road and bearing the name, management organization or contact information for a residential subdivision, apartment community, condominium development, mobile home park, or office, business or industrial park.



## §154.601 FINDINGS

The City Council finds that signs and other visual outdoor advertising are necessary to the commerce, health, safety, and general welfare of the residents of the City. Further, it finds that failure to regulate their size, location, and construction may lead to poor identification of individual businesses, deterioration of the business and residential areas of the City, intensification of the conflicts between different types of land use, reduction in the effectiveness of traffic-control devices, and safety hazards to pedestrians and motorists. ('83 Code, § 153.01) (Ord. 77-016, passed 8-15-77)

## §154.602 PURPOSE

The purpose of this chapter is to regulate signs and outdoor advertising in a manner that will minimize their harmful effect while permitting latitude for creative and effective advertising and identification. It is intended by this Chapter 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 Chapter that unrestricted signage does not benefit the community, or individual businesses, or property owners. To achieve this purpose, this chapter has the following objectives:

- (A) 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.
- (B) Seek removal of illegal signs, and encourage the replacement or removal of nonconforming signs that are incompatible with the purpose of this Chapter.
- (C) Preserve the appearance of the City by preventing the placement of oversized and non-accessory signs that are out of scale with surrounding buildings and structures.
- (D) Keep the number of signs and sign messages at a reasonable level necessary to identify a business and its products.
- (E) Avoid visual clutter that confuses or misleads traffic, obstructs vision and is potentially harmful to property values, business opportunities and community appearance.

## §154.603 DEFINITIONS

For the purposes of this Chapter the following definitions shall apply, unless the context clearly indicates or requires a different meaning:

- (A) *Abandoned Sign.* A sign accessory to or associated with a use that has been discontinued or terminated for more than 180 days.
- (B) *Billboard or Non-Accessory Sign.* A sign that does not pertain to the primary use of the premises, or that advertises one or more businesses, products, services, facilities or events not sold, distributed or furnished on the premises on which the sign is located.

### §154.605 PROHIBITED SIGNS

The following types of signs are prohibited in all districts:

- (A) Any sign not expressly permitted by this Chapter.
- (B) Signs that resemble and could be confused with an official highway, traffic or government sign, signal or traffic control device; or that obscure a sign, signal or traffic control device displayed by public authority to provide traffic instruction, direction or public information.
- (C) Signs painted on or attached to trees, utility poles, fences or streetlights.
- (D) Signs placed upon or across any public right-of-way or upon any City property, except as otherwise provided for in this Chapter.
- (E) Signs that incorporate string lights; flashing, moving or intermittent lights of changing degrees or intensity; exposed incandescent bulbs; animation; or unshielded luminous tube lighting.
- (F) Exterior string lights accessory to a non-residential use, other than holiday decoration or when used as an embellishment to landscape plant materials.
- (G) Signs that have any visible moving parts, mechanical movement, rotation or other apparent visible movement achieved by electrical or mechanical means or by action of normal wind currents; and signs that discharge any audible sound, odor or visible matter.
- (H) Roof signs and inflatable signs.
- (I) Building-mounted signs/Wall signs that obstruct window or door openings, inhibit ingress or egress, or interfere with building ventilation.
- (J) Signs displayed without required permits or outside of permitted size, location or time period limitations.
- (K) Abandoned or unlawful signs.
- (L) Displays of obscene material.

### §154.606 SIGNS PERMITTED WITHOUT A PERMIT

The following non-illuminated signs shall be permitted accessory to a permitted use in any zoning district, without obtaining a sign permit prior to installation. Such signs shall be subject to all other applicable conditions and standards set forth in this Chapter.

- (A) *Historic Designation.* Historic signs designating site recognized by the State Historical Commission or local governmental body or agency.
- (B) *Address Numbers and Nameplate.* All principal buildings shall display their assigned road number in a manner legible from the road right-of-way. In addition, one nameplate

shall be permitted per principal building to provide for the further identification of the building, use or occupants. The nameplate shall not exceed two square feet in area, and shall be attached flat against the building wall.

- (C) *Regulatory.* Traffic safety and control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices.
- (D) *Building Markers.* Memorial signs, tablets or markers, and historical plaques cut into any masonry surface or constructed of bronze or other incombustible material and shall not exceed one square foot in area.
- (E) *Directional.* Signs used to direct vehicular or pedestrian traffic to parking areas, loading area, subject to the following:
  - (1) Directional signs shall not contain logos or other forms of advertising.
  - (2) Directional signs shall not exceed two square feet in area or four feet in height.
- (F) *Real Estate.* One temporary sign advertising the rent, sale, or lease of a parcel or building not exceeding eight square feet of sign face and six feet in height. Such sign shall not be placed in the public right-of-way and shall be removed within 30 calendar days from the date of rental, lease, or sale.
- (G) *Community Event.* Decorations or displays celebrating traditional holidays or events, school or community events that are erected on the property of the sponsor of the display or event. Signs shall not exceed 32 square feet and 8 feet in height. A permit shall be required if the sign is displayed over 14 calendar days in a calendar year.
- (H) *Political.* Non-illuminated temporary signs promoting political parties, candidates or proposals. Temporary political signs shall not exceed 8 feet in height. All political signs must follow the City's policy on Local Campaign Guidelines.
- (I) *Governmental.* Signs of duly constituted governmental body; signs required to be maintained by law or governmental order, rule or regulation; signs identifying public access, municipal facilities and similar official markers; and incidental signs displayed for the direction, safety or convenience of the public.
- (J) *Changeable Copy.* Changes to sign copy within an approved changeable copy area.
- (K) *Window Signs.* Temporary or permanent window signs shall not exceed 25 percent of the total surface area of the facade windows.
- (L) *Sign Repair.* Painting, servicing, cleaning or minor repairs to an existing sign, provided that the sign is restored to its original design and all work is in compliance with applicable structural and electrical codes, and the requirements for such signs specified in this Chapter.
- (M) *Pennants.* Pennants installed with the permission of City Council, or their designated agent, on or over public roads for aesthetic or promotional purposes. Pennants used to

advertise or attract attention to a use or event shall be considered a temporary sign for the purposes of the Chapter.

- (N) *"No Signs"*. Posting of not more than one "No trespassing," "no dumping," "no skateboarding," and other similar signs per side of a parcel when posted on private property. Each sign shall not exceed three square feet in area.
- (O) *Incidental Signs*. Incidental signs on vehicles, trailers, trucks, and similar vehicles used for transport in the normal course of business, provided that the primary use of shall not be for the purpose of advertising on the premises where the vehicle is parked.
- (P) *Garage Sale Signs*. A temporary sign that must be removed within 24 hours after the end of the sale.
  - (1) Sign not to exceed four (4) square feet.
  - (2) One sign permitted on the premises of the sale; two (2) additional signs (not to exceed four (4) square feet per sign) within ½ mile of the sale location and may be placed in the City rights-of way.
  - (3) Signs must be freestanding and not attached to any poles, trees, fences, etc.
- (Q) *Time/Temperature/Message Signs*. Time/temperature/message signs shall be permitted in commercial districts and for institutional uses, i.e. churches, schools, government office, etc. subject to the following:
  - (1) *Frequency of Message Change*. The message change shall not be more frequent than once every 30 seconds.
  - (2) *Size*. The area of types of signs shall be included within the maximum sign area permitted on the site.
  - (3) *Number*. One (1) such sign shall be permitted per street frontage.
  - (4) *Illumination*. See illumination standards in Section 154.604 (F).

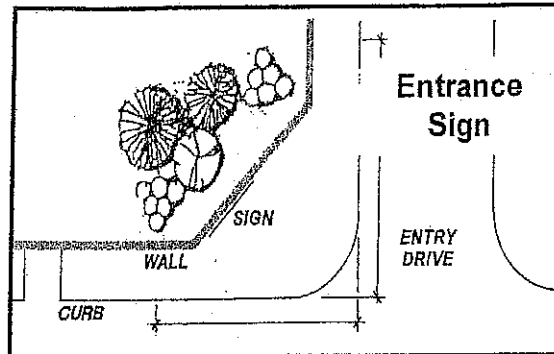
## **§154.607 SIGNS PERMITTED WITH A PERMIT**

The following signs shall be permitted accessory to a permitted use in any non-residential zoning district, unless permitted by this Chapter, subject to the following:

- (A) *Entry features with signage*. Architectural features with signage may be erected at each entrance to a residential subdivision, apartment community, condominium development, mobile home park or office, business or industrial park or similar development from a major street, subject to the following:
  - (1) *Number of signs*. Maximum of one sign on each side of the entrance from a major street.
  - (2) *Sign Area*. Maximum sign face area shall not exceed 36 square feet.

- (3) *Height.* Maximum height of a ground sign shall not exceed six feet from grade.
- (4) *Setbacks.* Site entry features with signage shall be located outside of any street setback area or corner clearance area, and shall further comply with the following minimum setback requirements:

- (a) Ten feet from any street setback or right-of-way.
- (b) Ten feet from the curb line of any internal access driveway.
- (c) Five feet from any sidewalk or paved path.



- (5) *Planning Commission review.* The location and design of each site entry feature with signage shall be subject to review and approval by the Planning Commission.

- (B) *Building directory.* Where a single building on a parcel is occupied by more than one business, dwelling or other use above the street level façade (such as a multiple-story office or commercial building), a building directory sign may be erected on the street level façade for these uses, subject to the following:

- (1) The building directory shall be separate from any permitted signs accessory to the uses occupying the street level façade.
- (2) The maximum sign area of the building directory shall not exceed five percent of the allowable wall sign area of the building ( 5 percent of 1½ feet of sign area per linear foot of building frontage).

BUILDING DIRECTORY	
NAME	SUITE
Terry's Bakery	101
Cannon Insurance	102
Dr. Wiedermeyer	201
Dr. Ishmael, DDS	202
Mr. Jim Smith	301
Ms. Janet Doe	302

- (C) *Flags.* Flags bearing the official design of a nation, state, municipality, educational institution, award or non-profit organization, not to exceed two flag poles per parcel. Flags used to advertise or attract attention to a use or event shall be considered a temporary sign for the purposes of the Chapter. Flag poles are allowed in all zoning districts, subject to the following:

- (1) *Location.* Flagpoles shall be located in manner that prevents displayed flags from projecting into the street right-of-way or over adjacent properties at full extension. Flagpoles shall not be located on the roof of a building.
- (2) *Height.* A flagpole shall be considered a structure, as defined by this Chapter, and shall conform to the height restrictions and setback requirements for structures in the district where it is located.

- (D) *Gasoline Sale Signs.* Gasoline signs in addition to other allowable permitted signage shall be subject to the following:
- (1) *Area.* Price signs shall not exceed 12 square feet in area and shall be counted as part of the total allowable signage. Price signs may be in the form of a message sign.
  - (2) *Canopy.* Corporate identification signs of less than five square feet each may be affixed to three sides of a canopy providing coverage to pump islands.
- (E) *Canopy and Awnings.* Signs on canopies and awnings in non-residential districts shall be permitted, subject to the following:
- (1) *Coverage.* The total area of the lettering and logo shall not exceed 25 percent of the total area of the canopy or awning that is visible from the street.
  - (2) *Size Requirements Compliance.* The area of signs on awnings and canopies shall be counted as part of the building's total allowable wall signage.
  - (3) *Color.* Signs attached to a canopy or awning shall be one color in contrast to the background color.
  - (4) *Location.* Canopies shall not project more than eight feet beyond a building façade or other architectural feature nor be closer than six feet to the curb line. A minimum under clearance of eight feet shall be maintained.
- (F) *Construction signs.* Temporary construction signs shall be subject to the following:
- (1) *Number of signs.* Maximum of one sign per street frontage or entrance from a major street.
  - (2) *Sign area, height and location.* The maximum sign area shall not exceed 16 square-feet, and the maximum sign height shall not exceed six feet. Placement shall be wholly within the property boundaries to which the sign pertains.
  - (3) *Display period.* For non-residential construction projects, the sign shall not be erected prior to issuance of a permit for the proposed construction project, and shall be removed upon issuance of a Certificate of Occupancy. For residential construction projects, the sign shall not be erected prior to approval of the site plan or final preliminary plat, and shall be removed upon completion of the final phase of the project.
- (G) *Temporary signs.* Temporary signs, other than those listed elsewhere in this Chapter, shall be subject to the following:
- (1) *Number of permitted signs.* Individual operations and organizations shall be allowed a maximum of one temporary sign per postal address. All such addresses and locations shall be noted on the permit
  - (2) *Maximum sign area.* The total sign area of any permitted temporary sign shall not exceed 24 square feet.
  - (3) *Maximum sign height.* The maximum height of such signs shall be six feet.



- (b) The portable sign in the CBD district shall be located within four feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
  - (c) Each sign is permitted outside only during daylight hours that the business is open to the public.
  - (d) *Design requirements:*
    - (i) Portable signs shall not have more than two sign faces.
    - (ii) Height shall not exceed 48 inches and a width of 24 inches.
    - (iii) Portable signs shall be professional in appearance.
  - (e) *Display Period.* The sign or banner shall not be erected prior to approval of a sign permit, and shall be removed within 30 calendar days of issuance of the permit. Only two such permits may be applied for in any calendar year by the business and/or property owner.
- (E) *Building-mounted signs.* The following shall apply to all building mounted signs accessory to a business/industrial use in any non-residential zoning district:

- (1) *Sign area.* A wall sign shall be allowed at 1½ square feet per 1 foot of lineal building frontage. Side wall signs shall be allowed at ½ the permitted front face wall signage if the building wall is adjacent to a parking lot; or in the case of a corner lot, each side of a building that faces a street shall be allowed a wall sign that meets the front or main road allowable sign area. The total allowable sign area of all building-mounted signs shall not exceed 150 square feet.

	TYPE OF SIGN			
	WALL	AWNING	PROJECTING	WINDOW
Permit required?	yes	yes	Yes	no
Maximum number of sign faces per sign	1	1	2	1
Minimum height above ground (feet)		8 ft.	10 ft.	
May be illuminated?	yes	yes	yes	no
Sign face area	1½ sq ft per lineal ft of building or tenant space length	25% of canopy area	15 sq ft per sign face.	25% of window area

- (2) *Painted wall signs.* Signs applied with paint or similar substance on an exterior surface of the structure shall be considered a building-mounted sign subject to the standards of this Chapter and included in the total allowable sign area. Prior to painting a sign on a wall, the wall surface shall be freshly painted with a continuous base color.
- (3) *Projecting signs.* Projecting signs shall be secured to the building by metal anchors, bolts, supports, rods or braces, and shall be limited to 15 square feet of

sign area per sign face and shall not extend more than six feet from the wall to which it is attached.

- (4) *Location.* Building-mounted signs shall be located entirely within the street level façade(s) of a building.
  - (5) *Second public entrance signs.* Where a side street entrance or a back entrance from a parking lot is open to the public, additional sign area over the entrance is allowed. This extra area is limited to 25 percent of the sign area on the building front or main street entrance. This sign is included as part of the total building mounted sign area allowed.
- (F) *Ground sign/monument signs.* The following shall apply to all ground signs accessory to a business/industrial use in any non-residential zoning district:
- (1) *Maximum number of sign faces per sign.* Ground signs shall be limited to a maximum of two sign faces placed back to back not more than three feet apart.
  - (2) *Maximum number of signs per parcel.* A maximum of one ground sign or one pole sign shall be permitted per parcel.
  - (3) *Maximum sign height.* The maximum allowable sign height for a ground sign shall be 6 feet.
  - (4) *Maximum sign area.* The allowable sign area for ground or monument signs shall not exceed 48 square feet per sign face.
  - (5) *Setbacks.* Ground signs shall be located outside of any street setback area or corner clearance area and must be setback 10 feet from any internal access driveway.
- (G) *Pole signs.* The following shall apply for all pole signs accessory to a business/industrial use in any non-residential zoning district:
- (1) *Number of pole signs.* One pole sign or one ground sign is allowed per parcel.
  - (2) *Maximum sign height.* A pole sign shall not exceed 20 feet in height.
  - (3) *Maximum sign face area.* A pole sign shall not exceed 48 square feet per sign face.
  - (4) *Location.* A pole sign shall not overhang the public road right-of-way or a public sidewalk.

## § 154.608 BILLBOARDS

- (A) *Findings.* The City has made the following determinations related to billboard signs:
- (1) Billboard signs are not appropriate in areas zoned for residential uses (R-1, R-2, R-3, and PD), because the intense commercial nature of the advertising activity would be harmful to residential property values and incompatible with the quality of life in residential areas.

- (2) Billboard signs are not appropriate in the City's commercial districts (C-1, C-2, C-3, CBD, O-1, and VP) and industrial districts (M-1), because such signs would be out-of-scale with the structures and commercial/industrial character of the districts, incompatible with abutting residential uses, and harmful to the promotion of commerce in the district.
  - (3) Billboard signs are not appropriate in Public Recreation District (PRD) that are intended to provide for passive and active recreational needs of the residents and not designed for billboard signs that could create visual clutter, compete for the visual attention of motorists, and increase hazards for motorists and pedestrians.
  - (4) The placement of new billboard signs in the City is contrary to the purpose of this Chapter.
- (B) *Billboards Prohibited.* In accordance with the above findings, new billboard signs are hereby prohibited within the City of Garden City.
  - (C) *Existing Billboards.* Billboard signs lawfully existing in the City on the date of adoption of this Chapter shall be permitted to continue, subject to the provisions of § 154.608, Nonconforming Signs. The Building Inspector or Zoning Administrator shall be responsible for maintaining an inventory of the location and condition of all existing billboard signs in the City.

## §154.609 PERMITS

No person shall erect, alter or relocate a sign without first obtaining appropriate permits from the Building Inspector. The following information shall be provided with any permit application:

- (A) Name, address and telephone numbers for the applicant, property owner, sign owner and sign contractor or person, firm, corporation or association erecting the sign.
- (B) Street address, parcel identification number or location of the property on which the sign is to be located.
- (C) Type of sign, as defined in this Chapter.
- (D) *Plot plan.* A plot plan shall include a parcel survey, easements, dimensions, locations of all structures, and location all proposed and existing signs on the parcel. Elevation drawings of all buildings on the site shall be provided showing the location of all existing and proposed building-mounted signs.
- (E) *Construction drawings.* Plans, specifications, materials, designs, dimensions, structural supports, electrical components, methods of construction and type of illumination for each sign.
- (F) *License and insurance.* Every person who engages in the business of erecting, altering or dismantling signs in the City shall first submit proof of appropriate licenses and a liability insurance policy that indemnifies the City of Garden City, and its prior, present and future officials, representatives and employees from all damage suits or actions of every nature brought or claimed against the erector for injuries or damages to persons or property sustained by any person or persons through any act of omission or negligence of

said erector, his servants, agents or employees. Said policy shall contain a clause whereby it cannot be canceled or changed until after written notice has been filed with the City Clerk at least 30 days prior to the date of cancellation.

- (G) *Removal agreement or bond.* The Building Inspector or Zoning Administrator may require a signed removal agreement, bond or other acceptable surety to guarantee the future removal of a sign.
- (H) Copy of stress sheets and calculations showing the structure is designed in accordance with applicable dead load and wind pressure standards. The Building Inspector may require approval of the structural design by a registered architect or engineer.
- (I) Written and notarized consent of the property or sign owner, or their agent or manager, to perform the proposed work.

### §154.610 NONCONFORMING SIGNS.

Nonconforming signs shall be permitted to continue as such until removed or altered, provided that such signs are maintained in accordance with the following:

- (A) *General standards.* Nonconforming signs shall be maintained in accordance with the requirements for all signs specified in § 154.604 (General Standards).
- (B) *Expansion or relocation prohibited.* Nonconforming signs shall not be expanded or relocated.
- (C) *Servicing.* Painting, servicing, cleaning or minor repairs to a nonconforming sign shall be permitted, provided that the sign is restored to its original design and all work is in compliance with applicable structural and electrical codes and the requirements for all signs specified in § 154.604 (General Standards).
- (D) *Alterations.* Alterations to a nonconforming sign, including changes to the sign frame, sign copy area, panels or structural elements shall be subject to the following conditions:
  - (1) The sign shall be brought into compliance with the requirements for all signs specified in §154.604 (General Standards).
  - (2) The sign shall be brought into compliance with all applicable sign height and sign area standards for the type of sign, as specified in this Chapter.
  - (3) Nonconformities caused by inadequate ground sign setback at a ground sign's current location may be permitted to continue so that the existing support structure and wiring may be re-used, provided that permitted alterations will not increase this nonconformity, and provided that the ground sign is located entirely outside of all street rights-of-way and corner clearance areas.
  - (4) Approval of appropriate permits by the Building Inspector.

## §154.611 VARIANCES

The Zoning Board of Appeals (ZBA) shall have the authority to grant a variance from the strict application of these regulations provided that such relief may be granted without substantially impairing the intent of this Chapter. Application and consideration of sign variances shall be in accordance with the following procedures and standards:

- (A) *Application and Review Procedures.* Any party who has been denied a permit for a proposed sign may file an application for a variance to this Chapter within 21 calendar days of the decision. Applications shall be considered by the ZBA per the procedures in §154.450, Variances and Appeals.
- (B) *Variance Standards for Signs.* The ZBA shall consider the following standards while reviewing any application for an variance from provisions of this Chapter.
  - (1) *Obstructions.* Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety.
  - (2) *Visibility.* A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees, or other obstructions.
  - (3) *Site Features.* Construction of a conforming sign would require significant tree removal or extensive topographic changes.
  - (4) *Scale.* A sign that exceeds the allowable height or area standards of this Chapter would be more appropriated in scale to the building or site frontage.
  - (5) *Aesthetics.* The variance shall not adversely impact the character or appearance of the building or parcel or the neighborhood.
  - (6) *Minimal.* The variance shall be the minimum necessary to allow reasonable use, visibility or readability of the sign.
  - (7) *Intent.* The variance shall not significantly impair the intent and purpose of this Chapter.
- (C) *Findings and Conditions.* In a motion granting or denying a sign variance, the ZBA shall state the specific grounds for the decision, which shall be supported by specific findings of fact. The ZBA may attach conditions to a sign variance approval in accordance with the intent and purpose of this Chapter.

## §154.612 SIGN REMOVAL BY CITY ACTION

- (A) *Abandoned and illegal signs.* When there is a question or dispute over whether a sign is illegal and/or has been abandoned, as defined in this Chapter, the Zoning Board of Appeals shall have the authority to make such determinations and to require the removal of abandoned and /or illegal signs in the City, subject to the following procedure:
  - (1) *Public hearing.* Such action may be taken only after a public hearing has been held in accordance with MCL 125.3103 of PA 110 of 2008, as amended, at which time the owner, operator or person having beneficial use of the property upon which the sign is located shall be given an opportunity to present evidence as to

whether the sign is abandoned and/or illegal, and whether the sign should be removed.

- (2) *Determination.* Subsequent to the hearing, the Building Inspector/Code Enforcement Officer shall make a determination as to whether the sign is an abandoned and/or illegal sign, as defined in this Chapter. Written notification of the determination and any order for removal shall be provided to said owner, operator or person having beneficial use of the property upon which the sign is located.
- (3) *Removal.* Abandoned and/or illegal signs shall be removed within 30 days of the determination and order for removal by the Zoning Board of Appeals. All sign copy and component parts shall be completely removed, and the area where the sign was located shall be restored as nearly as possible to its original condition. Failure to remove the sign shall constitute grounds for the City to seek Circuit Court approval to remove the sign at the expense of the owner of the property upon which the sign is located. The City may then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
- (B) *Damaged Signs.* Signs determined to be in a damaged condition by the Building Inspector shall be repaired, replaced or removed to the satisfaction of the Building Inspector by the owner, operator or person having beneficial use of the property upon which the sign is located. If the owner does not take such action within 10 days, such signs may be repaired or removed by the City at the expense of the owner of the property upon which the sign is located. The City may then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
- (C) *Nonconforming signs.* The elimination of nonconforming signs in the City is hereby declared to be for a public purpose and for a public use. The City Council shall have the authority to institute and prosecute proceedings for the condemnation of nonconforming signs determined to be in violation of the requirements for such signs specified in §153.10 (Nonconforming Signs), under the power of eminent domain and in accordance with the General Law City Act, Public Act 3 of 1895, as amended. For the purpose of removal, the City Council may, at its discretion, acquire and remove nonconforming signs by purchase, condemnation or otherwise with the cost paid from general funds.
- (D) *Temporary signs.* Temporary signs erected or displayed within a street right-of-way or corner clearance area, or without a valid permit, or after the expiration of a permit, may be removed by the City without notice. Signs removed shall be held by the City for a five day reclamation period, after which the sign shall be deemed abandoned and shall be discarded.
- (E) *Unsafe signs.* Signs determined to be unsafe by the Building Inspector shall be immediately removed or repaired to the satisfaction of the Building Inspector by the owner, operator or person having beneficial use of the property upon which the sign is located. If the owner does not take such action within 24 hours, such signs may be removed by the City, at the expense of the owner of the property upon which the sign is located. The City may then place a lien on the property, adding necessary removal expenses to the tax bill for the property.

whether the sign is abandoned and/or illegal, and whether the sign should be removed.

- (2) *Determination.* Subsequent to the hearing, the Building Inspector/Code Enforcement Officer shall make a determination as to whether the sign is an abandoned and/or illegal sign, as defined in this Chapter. Written notification of the determination and any order for removal shall be provided to said owner, operator or person having beneficial use of the property upon which the sign is located.
- (3) *Removal.* Abandoned and/or illegal signs shall be removed within 30 days of the determination and order for removal by the Zoning Board of Appeals. All sign copy and component parts shall be completely removed, and the area where the sign was located shall be restored as nearly as possible to its original condition. Failure to remove the sign shall constitute grounds for the City to seek Circuit Court approval to remove the sign at the expense of the owner of the property upon which the sign is located. The City may then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
- (B) *Damaged Signs.* Signs determined to be in a damaged condition by the Building Inspector shall be repaired, replaced or removed to the satisfaction of the Building Inspector by the owner, operator or person having beneficial use of the property upon which the sign is located. If the owner does not take such action within 10 days, such signs may be repaired or removed by the City at the expense of the owner of the property upon which the sign is located. The City may then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
- (C) *Nonconforming signs.* The elimination of nonconforming signs in the City is hereby declared to be for a public purpose and for a public use. The City Council shall have the authority to institute and prosecute proceedings for the condemnation of nonconforming signs determined to be in violation of the requirements for such signs specified in §153.10 (Nonconforming Signs), under the power of eminent domain and in accordance with the General Law City Act, Public Act 3 of 1895, as amended. For the purpose of removal, the City Council may, at its discretion, acquire and remove nonconforming signs by purchase, condemnation or otherwise with the cost paid from general funds.
- (D) *Temporary signs.* Temporary signs erected or displayed within a street right-of-way or corner clearance area, or without a valid permit, or after the expiration of a permit, may be removed by the City without notice. Signs removed shall be held by the City for a five day reclamation period, after which the sign shall be deemed abandoned and shall be discarded.
- (E) *Unsafe signs.* Signs determined to be unsafe by the Building Inspector shall be immediately removed or repaired to the satisfaction of the Building Inspector by the owner, operator or person having beneficial use of the property upon which the sign is located. If the owner does not take such action within 24 hours, such signs may be removed by the City, at the expense of the owner of the property upon which the sign is located. The City may then place a lien on the property, adding necessary removal expenses to the tax bill for the property.

## § 154.613 TABLE OF ALLOWABLE SIGNAGE

Type of Sign*	Zoning Districts	Area (sq ft)	Height (ft)	Permit Required
Address Number	All	2		No
Animated	Not Allowed			
Billboards	Not Allowed			
Building Directory §154.607 (B)	CBD, Commercial	5% Of Sign Area		Yes
Building Markers	All	1		No
Canopy, Awning §154.606 (C)	CBD, Commercial/Industrial		8	Yes
Changeable Copy	CBD, Commercial/Industrial	Part Of Sign Area		No
Community Event	All	32	8	Yes, If Event Is Over 14 Days
Construction §154.607 (C)	All	16	6	Yes
Directional	CBD, Commercial/Industrial	2	4	No
Entry Sign § 157.07 (A)	All	36	6	Yes
Event Signs	CBD, Commercial/Industrial	12	4	Yes
Flags	All	(See §154.606 (M))		No
Garage Sale	Residential	4		No
Gasoline Sales	Commercial/Industrial	(See §154.606 (Q))		Yes
Governmental	All			No
Historic	All			No
Holiday Displays	All			No
Incidental	All			No
Message Boards	CBD, Commercial/Industrial	Included In Area		Yes
Monument	All	48	6	Yes
Nameplate	All	2		No
"No" Signs	All	3		No
Pole	Commercial/Industrial	48	20	Yes
Political	All		8	No
Portable §154.607 (D)	CBD, Commercial/Industrial		4	Yes
Projecting	CBD, Commercial/Industrial	24		Yes
Real Estate	All	8	6	No
Roof	Not Allowed			
Rear/Side Public Entry	CBD, Commercial/Industrial	25% Of Front Signage		Yes
String Lights	Not Allowed			
Temporary Sign	All	24	6	Yes
Time/Temperature §154.606(P)	CBD, Commercial/Industrial			No
Traffic Control	All			No
Wall §154.607 (E)	CBD, Commercial/Industrial	1½ Sq Ft / Building Frontage		Yes
Wall - Side	CBD, Commercial/Industrial	½ Permitted Front Sign		Yes
Window	CBD, Commercial/Industrial	25% Percent		No

- Commercial and Industrial zoning districts are allowed one freestanding sign, i.e. ground/monument sign or pole sign in addition to allowable wall signage.