ARTICLE EIGHT - STANDARDS AND REQUIREMENTS FOR SIGNAGE

800 SIGNAGE PROVISIONS

A. Intent. It is the intent of this Article to regulate Signs in the Township so as to protect public health and safety and to promote the public welfare. This is accomplished by regulating the size, placements, relationship, construction, illumination, and other aspects of Signs.

B. Purpose. The purpose of these regulations is to:
1. Protect the public health, safety and welfare of residents and visitors and to protect the natural beauty and distinctive character of the Township;
2. Protect all Zoning Districts from visual clutter;
3. Eliminate distractions hazardous to vehicular traffic;
4. Protect appropriately identified usages from too many and too large Signs;
5. Provide ability for the public to identify premises and establishments;
6. Encourage creativity of Sign design;
7. Enhance the aesthetics of the community; and
8. Prevent Signs which are potentially dangerous to the public due to structural deficiencies or disrepair.

801 GENERAL PROVISIONS FOR SIGNS

All Signs shall meet the following standards:

A. All Signs shall conform to all applicable codes and ordinances of the Township and shall be approved by the Zoning Administrator. A Sign must comply with Section 805 unless exempted.

B. Sign Area. The area of a Sign shall be measured within a single, continuous rectilinear perimeter composed of straight lines which enclose the extreme limits of the advertising message, together with any frame or other material or color forming an integral part of the display, message, drawing, or similar device, or used to differentiate the message from the background against which it is placed, excluding the necessary supports, braces and/or uprights of the Sign. When two (2) Sign faces are placed back-to-back, so that both faces cannot be viewed from any one (1) point at the same time, and when such Sign faces are part of the same Sign Structure and are not more than twenty-four (24) inches apart at any point, the Sign Area shall be computed by the measurements of one (1) of the faces.
C. Height. Sign height shall be measured as the vertical dimension from the finished grade to the highest point of the highest Attached component of the Sign. A Sign shall not extend beyond the edge of the wall to which it is affixed nor above the roof line of a Building to which it is Attached.

D. Sign Setbacks. Signs in any Residential District shall be Setback ten (10) feet from the public or private road easement. All Signs in Commercial or Industrial Districts shall be Setback a minimum of ten (10) feet from the property line, or right-of-way line, whichever is greater. However, no Sign shall be located where, in the opinion of the Zoning Administrator, it will obstruct clear visibility as provided in Section 313.

E. Illumination. When Illumination of Signs is permitted, external or internal illumination shall comply with the following requirements.
   1. Illumination shall not be flashing, blinking, intermittent, or an on-and-off type of lighting.
   2. Illumination shall be arranged so that light is deflected away from adjacent properties and any public right-of-way, and so that no direct sources of light are visible to any motorist or pedestrian located in a public right-of-way or Street easement or from any adjacent property.
   3. Any external lighting of Signs shall be Night Sky Friendly Lighting and shall be downward facing or otherwise directed to illuminate only the Sign face. The use of solar lighting fixtures is encouraged.
   4. Internal illumination shall be opaque background with internally lit lettering, face lit channel lettering, or backlit lettering.

F. Maintenance. All Signs shall be maintained in a safe condition with proper bracing, anchorage and foundation and be subject to inspection by the Zoning Administrator or other designated representative. A Sign which no longer serves the purpose for which it was intended, is abandoned or is not maintained in accordance with applicable regulations of the Township shall be removed by the owner, or by the Township at the expense of such owner, upon written notice by the Township.

G. Where a proposed Sign appears to meet the definition of more than one (1) Sign, the most restrictive requirements and limitations of the defined Sign types shall apply.

H. Wall Signs. Wall Signs shall not extend further than twelve (12) inches from the face of the wall to which it is Attached. The maximum width of a Wall Sign shall not exceed ninety (90) percent of the width of the wall to which the Sign is Attached. A Wall Sign shall not project above the roof line or Building facade.

I. Where a Projecting Sign or an Awning or Canopy Sign protrudes over any public or private sidewalk or walkway, the bottommost point of the Sign Structure shall be at least nine (9) feet above the sidewalk or walkway.

J. Signs within business, commercial or industrial areas, as defined in the "Highway Advertising Act of 1972" (1972 PA 106) bordering interstate highways, freeways or
primary highways as defined in that Act, shall be regulated and controlled by the provisions of that Act, notwithstanding any contrary provisions of this Ordinance.

K. Removal of Signs. A Sign shall be removed by the owner upon receipt of notice from the Township stating that the Sign is unsafe or not properly maintained or otherwise not in compliance with the requirements of this Article by reason of its size, height, design, condition, location or otherwise. The notice shall state that if the owner does not remove the Sign, or correct the unsafe or improper condition, within a specified time period, the Sign may be removed by the Township. Upon failure to remove or correct the unsafe or improper condition, the Township may take whatever action is necessary to have the Sign removed or to otherwise abate the unsafe or improper condition, and in addition to other available remedies, the Township shall have the right to recover from the owner of the Sign the full costs of removing and disposing of the Sign or abating the unsafe or improper condition.

802 EXEMPT SIGNS
The following Signs shall be exempt from regulations in this Article, but they shall conform to any other applicable standards of this Ordinance.

A. Any public notice, traffic control or warning sign required by a valid and applicable federal, state, or local law, regulation, or ordinance.

B. Property address and owner identification sign up to two (2) square feet in area.

C. Any Sign wholly located within a Building and not visible from outside the Building.

D. Holiday lights and decorations with no commercial message.

E. Directional Signs that do not contain a commercial message, including Stop, Yield, One Way, and similar Signs shall be exempt, provided the following standards are met:
1. Directional Signs shall be permitted on the property for which such directions are intended. Off-Premises Directional Signs shall be prohibited.
2. Directional Signs shall not exceed three (3) square feet in area or three (3) feet in height.
3. The number of Directional Signs permitted on a Lot shall be the minimum necessary to provide adequate orientation, as determined by the Zoning Administrator.

F. Historic Signs designating sites recognized by the State Historical Commission or similar agencies as centennial farms or historic landmarks shall be exempt, provided that any such Sign does not exceed nine (9) square feet in area or five (5) feet in height.

G. Flags or insignia of any nation, state, local government, community organization, and Educational Institution.

H. Construction Signs identifying a Building project including the names of the developer, financier, and the various professionals and contractors involved in an approved project. Such Signage shall be allowed only during the time in which the development is actually
under construction and shall not exceed twenty (20) square feet in Sign Area per Frontage. Such Signage shall not exceed six (6) feet in height. One Construction Sign shall be permitted per Street Frontage.

I. All Yard Signs shall be exempt, provided they shall be limited to one (1) Sign per Frontage, not greater than twelve (12) square feet in area. Yard Signs located in a Commercial or Industrial District shall not be greater than sixteen (16) square feet in area. If the subject Lot has more than one hundred fifty (150) feet of Frontage, one (1) additional Sign shall be permitted per Frontage. Such Yard Signs shall be removed after three (3) days from which the event occurs and shall not be placed on site more than one (1) week prior to the event.

J. One (1) on-premises Temporary Sign per road Frontage and two (2) off-premise Signs are permitted for the promotion of special event activities by Places of Public Assembly, nonprofit, or Educational Institutions. The Signs may be displayed no more than two (2) weeks prior to the event or activities and must be removed within three (3) days of the conclusion of the event or activity. The Signs shall each not exceed thirty-two (32) square feet in Sign Area. Each Sign shall not exceed eight (8) feet in height.

K. A subdivision or other form of concentrated residential development may have two (2) Ground-Mounted Signs per entrance, not to exceed a Sign Area of sixty-four (64) square feet per Sign and a height of eight (8) feet. Any decorative mounting surrounding such Ground Mounted Sign shall not exceed four (4) feet in width when measured from the edge of the Sign face. The Planning Commission may modify these standards for Ground-Mounted Signs of a concentrated residential development to accommodate unique Signs.

L. Public Signs identifying a neighborhood, district, Park, Parking Lot, community or entity erected by an authorized public agency.

M. Placards posted to control or prohibit hunting or trespassing within the Township, provided that any such Sign does not exceed one (1) square foot in area or five (5) feet in height.

N. Essential service Signs denoting utility lines, railroad lines, hazards and precautions.

O. Memorial Signs or tablets which are either cut into the face of a masonry surface or constructed of bronze or other incombustible material when located flat on the face of a Building.

803 PROHIBITED SIGNS
The following Signs shall be prohibited in any Zoning District:

A. Signs which are obsolete, abandoned, or do not relate to existing business.

B. A Sign located on Public Land, in a public right-of-way, or in a Private Road easement are prohibited, unless it is part of the traffic control information for that Private Road or Street
such as a public notice, traffic control or warning required by a valid and applicable Federal, State, or local law, regulation, or ordinance.

C. Signs which are illegal under Federal or State laws or regulations or applicable local ordinances or regulations, or which are not consistent with the standards in this Ordinance are prohibited.

D. Signs affixed to Public Utility poles within the right-of-way, which are not public notices, or traffic control warnings required by a valid and applicable Federal, State, or local law, regulation, or ordinance are prohibited.

E. Animated or moving Signs are prohibited; however clocks and thermometers may be permitted.

F. Pennants, searchlights, flags, banners or bunting, lighter-than-air balloons and Signs, air-filled balloons, Signs animated by forced air, Streamers, and temporary Signs of any kind are prohibited, except where otherwise permitted in Section 802 and 806.

G. Signs that are not clean and in good repair, and Signs that are out of compliance with applicable Building and electrical codes are prohibited.

H. Signs that are not official traffic Signs that appear to or attempt to regulate, warn, or direct the movement of traffic, which interfere with or resemble any official traffic Sign, signal, or device, or which may obstruct a motorist’s vision are prohibited.

I. Pole Signs are prohibited.

J. No Sign or other advertising Structure shall be painted on or be Attached to a Motor Vehicle used primarily for the display of such Sign, including, but not limited to a Billboard truck. This Section shall not prohibit the identification of a business or its products or services on its Vehicle(s) operated and parked in a manner appropriate to the normal course of business.

K. Roof Signs are prohibited.

L. Off-premise Directional Signs are prohibited.

804 PERMITTED SIGNS
In addition to the above standards, the following Signs are permitted in the applicable Zoning Districts.

The following uses in the following Zoning Districts may be permitted Signage in accordance with the following requirements:
AG District:
Farm and Farm Buildings, Campgrounds, Educational Institutions, Agricultural Retail uses, Bed and Breakfasts, Farm Product Processing Facilities, Greenhouses or Nurseries, Stables, Kennels and Roadside Markets:

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1 per Lot*</td>
<td>48 square feet</td>
<td>8 feet</td>
<td>As allowed in Section 801</td>
</tr>
<tr>
<td>Wall</td>
<td>1 per Lot</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

*If the Lot has more than one hundred (100) feet of Frontage, one (1) additional Ground Sign may be permitted.

RR District:
Bed and Breakfasts, Campgrounds, Cemeteries, Educational Institutions, Farm and Farm Buildings, Places of Public Assembly (large and small):

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1 per Lot</td>
<td>24 square feet</td>
<td>6 feet</td>
<td>As allowed in Section 801</td>
</tr>
</tbody>
</table>

R-1 District:
Parks or Parkland, Places of Public Assembly (large and small):

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1 per Lot</td>
<td>32 square feet</td>
<td>6 feet</td>
<td>As allowed in Section 801</td>
</tr>
</tbody>
</table>

R-2 District:
Educational Institutions, Parks or Parkland, Places of Public Assembly (large and small):

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1 per Lot</td>
<td>32 square feet</td>
<td>6 feet</td>
<td>As allowed in Section 801</td>
</tr>
</tbody>
</table>

R-3 District:
Parks or Parkland, Places of Public Assembly (large and small):

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1 per Lot</td>
<td>32 square feet</td>
<td>6 feet</td>
<td>As allowed in Section 801</td>
</tr>
</tbody>
</table>
**R-4 District:**

Assisted Living/Nursing Care Facilities, Educational Institutions, Multi-Family Dwelling, Parks or Parkland, personal Service Establishments, Places of Public Assembly (large and small), Professional Office, Limited Retail, Urgent Care:

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1 per Lot</td>
<td>32 square feet</td>
<td>6 feet</td>
<td>As allowed in Section 801</td>
</tr>
<tr>
<td>Wall</td>
<td>1 per Frontage facing a Street or Private Road</td>
<td>12% of Building wall area where Sign is proposed, not to exceed 64 square feet</td>
<td>n/a</td>
<td>As allowed in Section 801</td>
</tr>
</tbody>
</table>

**MH District:**

Manufactured Home Parks:

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1 per Street Frontage</td>
<td>32 square feet</td>
<td>6 feet</td>
<td>As allowed in Section 801</td>
</tr>
</tbody>
</table>

**NC District:**

All permitted and Special Land Uses except Accessory Buildings and Structures, Accessory Uses Related to Permitted and Special Land Uses, Single-Family and Two-Family Dwellings, and Residential Above Retail or Office Uses:

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number*</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall</td>
<td>1 per Frontage facing a Street or Private Road</td>
<td>10% of Building wall area where Sign is proposed, not to exceed 48 square feet</td>
<td>n/a</td>
<td>As allowed in Section 801</td>
</tr>
</tbody>
</table>

**Note:**

For a Mixed Use or Multi-Tenant Commercial Establishment one (1) Ground-Mounted Sign with an area not to exceed forty-eight (48) square feet may be permitted. Five (5) additional square feet of Sign Area may be added to the Sign Area of the Sign for each business within the Mixed Use or Multi-Tenant Commercial Establishment, not to exceed seventy-two (72) square feet in total Sign Area. Each tenant may be permitted a Wall Sign as per the standards listed in the table above.

**Note:**

If the subject Lot has more than one hundred fifty (150) feet per Frontage, one (1) additional Ground Sign may be permitted.
GC and MU Districts:

All permitted and Special Land Uses except Accessory Uses Related to Permitted and Special Land Uses and Residential Above Retail or Office Uses:

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number*</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall or Awning or Canopy Sign</td>
<td>1 per Frontage facing a Street or Private Road</td>
<td>20% of Building wall area where Sign is proposed</td>
<td>n/a</td>
<td>As allowed in Section 801</td>
</tr>
<tr>
<td>Ground Mounted Sign*** or Projecting Sign</td>
<td>1 per Lot**</td>
<td>64 square feet; the Sign shall not project more than 4 feet from the Building wall</td>
<td>10 feet</td>
<td>As allowed in Section 801</td>
</tr>
<tr>
<td>Programmable Digital Sign</td>
<td>1 per Lot when part of a Ground Sign only and only when located in the GC District.</td>
<td>The area of the Programmable Digital Sign shall be included in the area calculations of the permitted Sign Area; however, the permitted Sign Area for such Sign shall not exceed 10 square feet. See Section 806.C for additional standards.</td>
<td>n/a</td>
<td>As allowed in Section 801</td>
</tr>
</tbody>
</table>

* For a Mixed Use Development or Multi-Tenant Commercial Establishment one (1) Ground-Mounted Sign with a Sign Area not to exceed forty-eight (48) square feet may be permitted. Five (5) additional square feet of Sign Area may be added to the Sign Area of the Sign for each business within the Mixed Use Development or Multi-Tenant Commercial Establishment, not to exceed seventy-two (72) square feet in total Sign Area. Each tenant may be permitted a Wall Sign as per the standards listed in the table above.

**If the subject Lot has more than one hundred fifty (150) feet per Frontage, one (1) additional Ground Sign may be permitted.

***Ground Mounted Signs shall not be permitted in the MU District for uses required to be built within the Required Build-to-Zone.
LI District:

All permitted and Special Land Uses **except** Accessory Structures and Accessory Uses:

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number*</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall or Awning or Canopy Sign</td>
<td>1 per Frontage facing a Street or Private Road</td>
<td>20% of Building wall area where Sign is proposed, not to exceed 150 square feet</td>
<td>n/a</td>
<td>As allowed in Section 801</td>
</tr>
<tr>
<td>Ground Mounted Sign or Projecting Sign</td>
<td>1 per Lot**</td>
<td>48 square feet</td>
<td>8 feet</td>
<td>As allowed in Section 801</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12 square feet; the Sign shall not project more than 4 feet from the Building wall</td>
<td>n/a</td>
<td>As allowed in Section 801</td>
</tr>
<tr>
<td>Programmable Digital Sign</td>
<td>1 per Lot when part of a Ground Sign only. The area of the Programmable Digital Sign shall be included in the area calculations of the permitted Sign Area; however, the permitted Sign Area for such Sign shall not exceed 10 square feet. See Section 806.C for additional standards.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*For a Mixed Use Development or Multi-Tenant Industrial Establishment one (1) Ground-Mounted Sign with a Sign Area not to exceed forty-eight (48) square feet may be permitted. Five (5) additional square feet of Sign Area may be added to the Sign Area of the Sign for each business within the Mixed Use Development or Multi-Tenant Industrial Establishment, not to exceed seventy-two (72) square feet in total Sign Area. Each tenant may be permitted a Wall Sign as per the standards listed in the table above.

**If the subject Lot has more than one hundred fifty (150) feet per Frontage, one (1) additional Ground Sign may be permitted.
### I District:

All permitted and Special Land Uses except Accessory Structures and Accessory Uses:

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number*</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall or Awning or Canopy Sign</td>
<td>1 per Frontage facing a Street or Private Road</td>
<td>20% of Building wall area where Sign is proposed, not to exceed 150 square feet</td>
<td>n/a</td>
<td>As allowed in Section 801</td>
</tr>
<tr>
<td>Ground Mounted Sign or Projecting Sign</td>
<td>1 per Lot**</td>
<td>48 square feet</td>
<td>8 feet</td>
<td>As allowed in Section 801</td>
</tr>
<tr>
<td>Billboard (See also Section 806 for Design Standards for Billboards)</td>
<td>1 per Lot when Lot is adjacent to US 31</td>
<td>600 square feet</td>
<td>50 feet</td>
<td>See Section 806 for Design Standards for Billboard</td>
</tr>
<tr>
<td>Programmable Digital Sign</td>
<td>1 per Lot when part of a Ground Sign only. The area of the Programmable Digital Sign shall be included in the area calculations of the permitted Sign Area; however, the permitted Sign Area for such Sign shall not exceed 10 square feet. See Section 806.C for additional standards.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*For a Mixed Use Development or Multi-Tenant Industrial Establishment one (1) Ground-Mounted Sign with a Sign Area not to exceed forty-eight (48) square feet may be permitted. Five (5) additional square feet of Sign Area may be added to the Sign Area of the Sign for each business within the Mixed Use Development or Multi-Tenant Industrial Establishment, not to exceed seventy-two (72) square feet in total Sign Area. Each tenant may be permitted a Wall Sign as per the standards listed in the table above.

**If the subject Lot has more than one hundred fifty (150) feet per Frontage, one (1) additional Ground Sign may be permitted.

### PR District:

Campgrounds, Country Clubs, Cemeteries, Educational Institutions, Golf Courses, Open Space, Public Lands:

<table>
<thead>
<tr>
<th>Type</th>
<th>Max. Number</th>
<th>Max. Sign Area</th>
<th>Max. Sign Height</th>
<th>Illumination Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1 per Lot</td>
<td>32 square feet</td>
<td>6 feet</td>
<td>External only per Section 801</td>
</tr>
</tbody>
</table>
805 PERMIT PROCESS

A. An Applicant desiring to erect or maintain a Sign, other than Temporary Signage for Places of Public Assembly, nonprofit or Educational Institutions, Farm and Farm Buildings, Agricultural Retail sales, Greenhouses or Nurseries in an AG or RR District, shall make written application to the Zoning Administrator accompanied by the applicable fees, as adopted by the Township Board. The application shall include the following:
   1. A sketch plan with Sign plans drawn to scale, showing proposed location and type of the Sign.
   2. Sufficient other details to demonstrate that the proposed Sign, including structural and electrical components, shall comply with the provisions of this Ordinance.
   3. The written consent of the owner of record of the property on which the Sign is proposed to be erected.
   4. No Sign requiring a Sign permit shall be erected or installed until an application is approved.
   5. The permit review may be eliminated if the required information is provided to the Planning Commission as part of a Site Plan review in which case the Planning Commission shall recommend or grant approval, approval with conditions or denial of the request as the case may be.

B. Expiration. Approval of a Sign permit shall expire one (1) year from its effective date. If not completed within one (1) year, unless an extension not to exceed one (1) year has been granted by the Zoning Administrator, the permit shall expire. The Zoning Administrator may deny extension of time for the approved Sign if substantial changes in circumstances are found.

C. Review criteria. In considering a Sign permit request, the Zoning Administrator or the Planning Commission shall base action on the following criteria in addition to any other criteria elsewhere specified:
   1. The purpose of this Article and this Ordinance in general;
   2. The standards and criteria as set forth in this Section, including design standards; and
   3. Each Sign shall be of a shape, material, style, letter type and color appropriate for the use, enhancing to the Lot and harmonious with the neighborhood.

806 STANDARDS FOR CERTAIN SIGNS

A. Ground Mounted Signs.
   1. Materials. Ground Mounted Signs shall be constructed of wood, brick, concrete, stone (or equivalent imitation stone), corrosion-resistant and rust-resistant metal or other similar material as approved by the Zoning Administrator (or Planning Commission in the event of a required Site Plan review).
   2. Landscaping. A landscape area around the base of a Ground Mounted Sign shall be provided and shall not obscure visibility of the Sign itself, nor encroach into the clear
sight area. Such landscape area may include decorative stone or other hardscape in addition to plantings.

B. Temporary Signs for uses in the GC, NC, LI, I and MU districts, as well as Places of Public Assembly, Eating and Drinking Establishments, Nonprofit Or Educational Institutions, and for Farm and Farm Buildings, Agricultural Retail Sales, Greenhouses or Nurseries:
1. Temporary Signs requires a permit issued by the Zoning Administrator, see Section 805.
2. The Temporary Sign shall not exceed thirty two (32) square feet in Sign Area per Frontage. The Sign shall not exceed eight (8) feet in height.
3. A Temporary Sign which is a banner shall be secured at every corner.
4. There shall be not more than one (1) Temporary Sign per Street or Private Road Frontage displayed at any time upon any Lot in the Township.
5. Temporary Signs shall be displayed in a manner so as to not cover or obscure address markers or other Signage upon the Building.
6. Temporary Signs shall not obscure the clear sight area.
7. Every Temporary Sign which is a banner shall be dated with an indelible marker indicating the first day of display in the current usage period.
8. No Temporary Sign shall be displayed longer than eight-four (84) days per calendar year.
9. Temporary Signs that are torn or otherwise in disrepair shall be repaired, replaced or removed.
10. Temporary signs shall not be internally or externally illuminated.

C. Programmable Digital Signs.
1. Programmable Digital Signs shall be limited to ten (10) square feet in area and shall be counted in the total Sign Area.
2. Digital graphic displays or moving pictures are not permitted.
3. Programmable Digital Signs shall fade in and out from one (1) message to the next. Flashing, scrolling, and blinking are not permitted.
4. Messages may not change more than once every thirty (30) seconds.
5. Text shall be displayed in one (1) color, one (1) size, and shall be displayed on one (1) line. Multiple lines are not permitted.
6. Text size shall be a maximum of one (1) foot tall.
7. Programmable Digital Signs shall be fitted with automatic sensors that adjust their brightness and intensity during daylight and night time hours. The overall brightness and intensity shall only be enough to make the Sign legible and shall not create a nuisance or a traffic hazard.
8. Each message interval shall express a complete thought or idea.
9. Programmable Digital Signs shall be secondary to a traditional stationary Sign and shall not exist as the sole Sign. The Programmable Digital Sign shall be an integral part of the traditional Sign and constructed so as to appear as one.

D. Billboards. Billboards may be erected adjacent to U.S. 31 in the Industrial Zoning District, provided they meet all of the following conditions. For purposes of these conditions, double-faced Billboards (i.e., Structures with back-to-back faces containing or able to
contain advertising) and V-shaped Billboards having only one (1) face visible to traffic proceeding from any given direction on a Street shall be considered as one (1) Billboard. Otherwise, Billboards having more than one (1) face, including Billboards with tandem (side-by-side) or stacked (one-above-the-other) faces, shall be considered as multiple Billboards and shall be prohibited in accordance with the minimum spacing requirement set forth below. A Billboard's surface display area containing or able to contain advertising shall be considered to be the Billboard's face(s).

1. Not more than three (3) Billboards may be located per linear mile of Street, regardless of the fact that such Billboards may be located on different sides of the Street. The linear mile measurement shall not be limited to the Township's boundaries if the particular Street extends beyond such boundaries.

2. No Billboard may be located within one thousand (1,000) feet of another Billboard. The one thousand (1,000) feet measurement shall not be limited to the Township's boundaries.

3. No Billboard may be located within two hundred (200) feet of the AG, RR, R-1, R-2, R-3 or R-4 Zoning Districts, of a pre-existing Dwelling, a pre-existing Place of Public Assembly or of a pre-existing Educational Institution. If the Billboard is illuminated, the required distance shall be increased to three hundred (300) feet.

4. No Billboard may be located closer than seventy-five (75) feet from a property line adjoining a Street. No Billboard may be located closer than ten (10) feet from any other property line of the Lot on which the Billboard is located.

5. A Billboard's face may not exceed six hundred (600) square feet. Double-faced Billboards and V-shaped Billboards may have two (2) faces, but neither one (1) may exceed six hundred (600) square feet.

6. A Billboard's height may not exceed fifty (50) feet above the grade of the ground upon which the Billboard sits, or above the grade of the abutting Street, whichever is higher.

7. No Billboard may be placed on top of, cantilevered from or otherwise suspended above the roof of any Building.

8. A Billboard may be illuminated, but only if such illumination is concentrated on the Billboard's face(s) and is Night Sky Friendly Lighting which preserves dark skies, limits light spillage, and avoids glare or reflection onto any portion of an adjacent Street, the path of oncoming Vehicles, or any adjacent Lot. No rotating or oscillating beam, beacon, flashing illumination, intermittent lights, or Programmable Digital Sign may be used in connection with any Billboard. No Billboard illumination may obscure or interfere with the effectiveness of an official traffic Sign, Signal or device.

9. A Billboard shall be securely anchored and otherwise adequately constructed in order to withstand all wind and vibration forces which can normally be expected to occur in the vicinity. A Billboard shall be adequately maintained to assure its continued structural soundness and the continued readability of its message.

10. A Vehicle, including a trailer, which has the primary function of advertising something off-premises and which is operable and not permanently fixed to the ground shall be considered a Billboard and shall be prohibited because it will not comply with the requirements set forth in this Section for Billboards.

11. A Billboard adjacent to the interstate highway, freeway and primary highway systems of the State of Michigan, as such terms are defined in the Highway Advertising Act of 1972 (Michigan Public Act 106 of 1972, as amended), shall comply with all of the...
above requirements as well as the applicable provisions of the Highway Advertising Act of 1972 and any applicable regulations promulgated thereunder, as such provisions and/or regulations may be amended from time to time.

807 LEGAL NONCONFORMING SIGNS
A. Signs authorized by a valid permit or Variance that complied with all applicable requirements prior to adoption of this Ordinance are permitted, unless a determination is made by the Zoning Administrator that the Sign is improperly maintained, abandoned, or presents a threat to public health, safety or welfare.

B. Legal non-conforming status shall be lost if any of the following occur:
   1. The Sign is relocated or replaced.
   2. The Structure or size of the Sign is altered except toward compliance with this Ordinance. This does not refer to change of copy or normal maintenance.
   3. The Sign suffers more than sixty (60) percent damage or deterioration; it must then be removed or brought into compliance with this Ordinance.
   4. The use of the Sign is discontinued for ninety (90) days or longer.
   5. The Sign is structurally altered so as to change its shape, size, type, or design.
   6. The Sign is abandoned.