

## Alaiedon Township Sign Ordinance

**TOWNSHIP OF ALAIEDON**  
**Ingham County, Michigan**  
**ORDINANCE NO. 104**  
**SIGN ORDINANCE**

An ordinance to regulate the location, number, type, size and height of signs within the Township of Alaiedon, Ingham County, Michigan, to repeal any other ordinances in conflict herewith, to provide for ordinance administration, and to prescribe sanctions for the violations of said ordinance.

**THE TOWNSHIP OF ALAIEDON**

**ORDAINS:**

**Article 1: PURPOSE**

The purpose of this Ordinance is to provide a mechanism in which the identification and informational needs of all land uses can be harmonized with community interests in public health, safety and welfare. It is intended through the regulations and standards contained herein to give recognition to the legitimate needs of business, industry and other activities, in attaining their identification and informational objectives, while recognizing that unrestricted or unregulated signage increases traffic safety hazards due to motorist distractions, confusion, and loss of sight distances, increases visual clutter and the likelihood of structural deficiencies and disrepair and accompanying threats to public safety, decreases property values, and undermines effective signage that enhances public convenience, the desired character of the Township, and the goals and objectives of the Alaiedon Township Comprehensive Plan. The standards contained herein are intended to be content neutral and the minimum amount necessary concerning the size, placement, construction, illumination, and other aspects of signs in the Township to implement the purpose of the Ordinance.

**Article 2**  
**APPLICABILITY**

This Ordinance shall apply to all persons, firms, partnerships, associations, and corporations owning, occupying or having control or management of any premises located within the limits of the Township of Alaiedon. This Ordinance shall apply to all signage associated with existing and proposed land uses and improvements to property, irrespective of whether such land uses and improvements are subject to approvals under the Alaiedon Township Zoning Ordinance including site plan and special land use approvals as regulated by the Zoning Ordinance.

**Article 3**  
**DEFINITIONS**

**A. Definitions:** As used in this Ordinance, the following words and phrases shall have the following meanings.

1. **District:** A zoning district established under the Alaiedon Township Zoning Ordinance.
2. **Sign:** Any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, banner, flag, pennant, trade names or marks, or other representation, or combination thereof, by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a business, a commodity, product, or service, an activity, a person, or an idea, which is located upon any land or structure on or in any building, in such manner as to attract attention from outside or off the premises. "Sign" shall also include menu and sandwich boards, hot air or gas-filled balloons or umbrellas used for advertising.

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3. **Sign Area:** The area of a sign expressed in square feet and measured by enclosing the most extreme limits of writing, representations, emblems or figures of a similar character together with all material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, within a parallelogram, rectangle, triangle, or circle, or combination thereof. Any light fixtures within such sign area, including neon tubing, shall be applied to the sign area calculation. The supports, uprights or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights or structure is designed in such a manner as to form an integral background or framing of the display.
  - a. Where a sign has two (2) or more similarly shaped faces placed back-to-back, parallel to one another and less than eighteen (18) inches apart from one another, the area of the sign shall be the area of one (1) face.
  - b. Where a sign has two (2) faces placed back-to-back, parallel to one another and less than eighteen (18) inches apart from one another, but the signs are of differing sizes, the sign area shall be that of the larger sign.
  - c. In the case of a sign with three or more faces, the area of the sign shall be the area of all faces combined.
4. **Sign, Free-standing:** A sign that is not attached to a principal or an accessory structure, including a sign supported by one or more poles or posts, or supported by a solid or substantially solid base extending from the ground and generally resembling a monument in appearance.
5. **Sign, Off-Premises Advertising:** A sign which identifies goods, services, facilities, events, or attractions which are available or provided at a location other than the lot upon which such sign is located (sometimes referred to as a "billboard").
6. **Sign, Portable:** Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building, including but not limited to "A-frame", "T-frame", or inverted "T-frame" devices, signs mounted on wheeled trailers, hot-air and gas filled balloons, banners, pennants, and streamers.
7. **Sign, Projecting:** A sign, other than a wall sign, that is affixed to any building or wall and whose leading edge extends more than 12 inches beyond such building or wall.
8. **Sign, Wall:** A sign painted or attached directly to and parallel with the exterior of a building or wall and which does not extend more than 12 inches beyond such building or wall, except that signs on a rigid or non-rigid fabric marquee or awning-type structure shall be construed as wall signs.
9. **Township Board:** The Alaiedon Township Board.

**Article 4**  
**PERMITS, FEES, and APPLICATION**

**A. Sign Permit/Fee Required.** It shall be unlawful for any person to erect, alter, relocate or maintain within Alaiedon Township a sign prior to the issuance of a sign permit therefore from the Township Board, and making payment of any fees as established by the Township Board. Fees shall cover the cost of administration and enforcement of this Ordinance including inspections.

1. **Exemptions:** The following signs are exempt from the necessity for a sign permit prior to erection but such signs shall conform to all other regulations and standards of this Ordinance.
  - a. New signs less than six (6) square feet in area except where the sign is a free-standing sign.
  - b. Alterations to an existing sign where the alterations pertain to the displayed information only and do not affect the sign's area, height, location, shape, setback or structural features.
  - c. Any sign of a temporary nature as authorized by Article 6.
  - d. Any signs affixed to the interior side of a window.
  - e. Seasonal agricultural identification signs or directional signs for sales of locally grown agricultural products.

**B. Permit Application.** Application for a sign permit shall be made upon forms available from the Township Clerk. An application for a sign permit shall contain or have attached thereto the following minimum information:

1. Name, address and telephone number of the applicant.
2. Location of the building, structure, or lot to which the sign is to be attached or erected.
3. Position of the sign in relation to nearby buildings, structures, parking lots, roads and access drives, and property lines.
4. Two drawings of the plans and specifications and method of construction and attachment to the building or in the ground.
5. Copy of stress sheets and calculations showing the proposed sign and support structure are designed for dead load and wind pressure, if deemed necessary by the Township Board.
6. Name and address of the person, firm, corporation or association erecting the sign.
7. Any electrical permit required and issued.

**C. Application Review.** The Township Board shall review a sign application according to the regulations and standards of this Ordinance. A sign application that complies with the regulations and standards of this Ordinance shall be approved. The Township Board may place conditions upon an approval where deemed necessary to protect the public health, safety and welfare including minimizing negative impacts on surrounding land uses and property values and ensuring traffic safety. The applicant shall be notified in writing of the action of the Township Board and the basis for any permit denial. The Township Board shall take action on a complete application within forty-five (45) days of the submittal of such complete application.

## **Article V GENERAL REQUIREMENTS**

**A. Applicability.** Except where expressly provided otherwise by this Ordinance, all signs shall apply and pertain solely to an authorized and approved use, activity or business on the lot on which the sign is located. Off-premises signs are prohibited except as regulated by Article 9.

**B. Measurements.**

1. Sign Area: See definition of "sign area" in Article 3.
2. Sign Setbacks: All sign setbacks shall be measured from the nearest or leading edge of the sign, as measured from a vertical line perpendicular to the ground below the nearest edge of the sign, to the lot line or other feature to which the required setback applies.
3. Sign Height: The height of a free-standing sign shall be measured from the highest point of the sign, including all frame and structural members of the sign, to the ground directly below. The height of a sign erected on a berm or other artificial means of increasing the normal base elevation of the sign shall be calculated as if the berm or heightened base elevation is not present.

**C. Materials, Construction and Maintenance.**

1. All signs shall be constructed and maintained in a manner consistent with building code provisions and maintained in good structural condition at all times, free of hazards to the general public. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose.
2. All signs shall be kept neatly painted, stained, sealed or preserved including all metal parts and supports. Signs shall be maintained free of peeling paint or paper, fading, rust, or other conditions reflective of a state of disrepair.
3. No light pole, utility pole, or other supporting member shall be used for the placement of a sign unless specifically designed and approved for such use.
4. A wall sign shall face only public streets or parking areas which serve property on which the sign is located, and no wall sign shall extend or project above the eaves or cornice of a building or extend beyond a corner of a wall.

**D. Lighting.** Except where expressly provided otherwise by this Ordinance, signs may be illuminated provided the source of illumination shall not be visible from beyond the lot on which the sign is located. This limitation shall not apply to neon signs or light-emitting diode (LED) signs. All illuminated signs shall be constructed, designed, installed and maintained so as to concentrate the illumination upon the sign surface and prevent glare upon the street or adjacent property.

**E. Projecting Signs.** Projecting signs are prohibited except in districts classified as “Business Districts” in the Zoning Ordinance including the B-1, B-2, GO, and OW Districts, and shall be subject to the provisions of this Ordinance including the following restrictions:

1. No projecting sign shall be erected except where the building to which it is to be attached is twenty (20) feet or more in width along its face closest to the road frontage.
2. No projecting sign shall be closer than fifty (50) feet to any other projecting sign.
3. No more than one (1) projecting sign may be erected on a lot, and such sign shall not exceed twenty (20) square feet in area. When a building is located on a lot that includes frontage on two roads, one (1) sign per road frontage is permitted.
4. Projecting signs shall not extend closer than eight (8) feet to the ground surface below, and shall not project more than four (4) feet from the wall to which it is attached, or one-third the width of the sidewalk below, whichever is less.
5. Projecting signs shall not extend above the cornice or bottom of the eaves of a building, and in no case shall such a sign extend more than twenty (20) feet from the ground surface below.

**F. Prohibited Signs.** No sign shall be permitted, erected or maintained in any district in violation of the regulations and standards of this Ordinance. In addition, the following signs are expressly prohibited:

1. Any sign that is structurally unsafe, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment, is not kept in good repair, or is capable of causing electrical shocks to persons likely to come into contact with it.
2. Any sign, by location, design, color, or lighting, that undermines public safety in association with vehicles or pedestrians passing, entering or exiting a lot including the obstruction of free and clear vision of approaching, intersecting or merging traffic, or encouraging confusion among drivers due to unauthorized traffic signs, signals or devices, or signs that make use of the words "stop", "look", "danger" or any word, phrase, symbol or character in such manner as to interfere with, mislead or confuse drivers or pedestrians.
3. Any sign that revolves or has any visible moving parts, visible revolving parts or visible mechanical movement of any type, or other apparent visible movement irrespective of the cause of the movement. Banners, pennants, festoons, spinners and streamers, and similar devices, which move due to wind or mechanical devices and which are intended to draw attention to a location are considered moving signs and are prohibited. This subsection (3) shall not be construed to prohibit light-emitting diode (LED) signs provided such signs are not of a scrolling or moving character.
4. Any sign that obstructs free ingress to or egress from a door, window, fire escape or other required exit.
5. Any sign unlawfully installed, erected or maintained.
6. Any sign that advertises a business, use, product or activity that no longer exists or is no longer available at such location; unless a blank neutral color face is installed and maintained in the area of the sign.
7. Any sign that includes flashing, blinking, moving or variable intensity illumination or animation, excluding signs devoted solely to the display of time or temperature information.
8. Any portable sign as defined herein except where a sign is expressly authorized on a temporary basis according to Article 6, such as in the case of a grand opening sign, real estate sales sign, and political sign.
9. Signs mounted on the roof of a building or structure, whether lying flat or upright at an angle to the roof pitch.
10. Signs greater than thirty (30) square feet in area that are affixed for advertising purposes on a vehicle or attachment thereto, that is parked within sixty (60) feet of a public right-of-way and visible from such right-of-way, except where such vehicle is in use in association with the business to which the sign applies.

**G. Conflict with other Laws.** In any case when a provision of this Ordinance is found to be in conflict with a provision of any zoning, building, housing, fire, safety or health ordinance or Code of the Township existing on the effective date of this Ordinance, the provision that established the higher standard shall prevail. In any case where a provision of any other ordinance or code of the Township existing on the effective date of this Ordinance establishes a lower standard, the provisions of this Ordinance shall be deemed to prevail, and such other ordinances or codes are hereby declared to be repealed to the extent that they may be found in conflict with this Ordinance.

### Article 6

#### MISCELLANIOUS SIGNS PERMITTED IN ALL DISTRICTS

**A. Authorized Miscellaneous Signs in Districts.** The following signs are permitted in all districts except where provided otherwise, and are subject to the standards and limitations prescribed.

1. Dwelling identification and home occupation signs: No more than one (1) sign shall be erected for the purpose of identifying a dwelling unit, a home occupation, or family home day care facility. Such sign shall not exceed four and one-half (4.5) square feet in area and shall be set back a minimum of ten (10) feet from all lot lines. These limitations shall not prohibit the display of an additional address identification sign posted along the abutting road for postal and emergency identification purposes where such sign complies with the most current guidelines published by the U.S. Postal Service.
2. Residential Development Identification: A residential development consisting of a platted subdivision, condominium subdivision, multiple family development, manufactured housing community, or other unified residential development consisting of at least five (5) dwelling units shall be permitted one (1) sign per vehicle entrance, no closer than ten (10) feet from the road right-of-way, and having a sign area not exceeding sixteen (16) square feet and a height not exceeding five (5) feet. The sign shall be for the sole purpose of identifying the development.
3. Real Estate/Dwelling Unit/Personal Property Availability Signs:
  - a. One (1) sign advertising the sale, lease or rental of the premises on which the sign is located shall be permitted, provided such sign shall not exceed four and one-half (4.5) square feet in area and shall be set back a minimum of ten (10) feet from all lot lines. Where such sign is located outside of a Residential District, the maximum sign area shall be sixteen (16) square feet and shall have a maximum height of eight (8) feet.
  - b. A platted subdivision, site condominium, multiple family development, manufactured housing community, or other unified residential or non-residential development consisting of at least five (5) dwelling units, or three (3) acres of land in the case of a non-residential development, is permitted one sign advertising the sale or lease of a lot or residence no closer than fifteen (15) feet to the right-of-way of a street, and having a sign area not exceeding sixteen (16) square feet and a height not exceeding five (5) feet. Such sign shall be removed within thirty (30) days after the sale or lease of ninety percent (90%) of all lots, units, or buildings within said development.
  - c. In addition to (a) and (b) above, a maximum of two (2) additional signs, not to exceed an area of four and one-half (4.5) square feet each, may be erected in a development of multiple dwellings or units for the purpose of directing the public to a model unit, or rental office, in such development.
  - d. One (1) sign advertising the sale of personal property on the lot on which the sign is located shall be permitted provided no such sign shall be exhibited for more than thirty (30) days in any calendar year, no more than one (1) sign shall be erected for each three-hundred thirty (330) feet of frontage or portion thereof of the lot, and no sign shall exceed an area of four and one-half (4.5) square feet.
4. Construction Signs: One (1) sign that identifies the owners, financiers, contractors, architects and engineers of a project under construction for which a Zoning Permit has been granted is permitted, provided such a sign has a maximum height of six (6) feet, a maximum area of sixteen (16) square feet, and a minimum lot line setback of ten (10) feet. Such sign shall be erected only during the construction period and removed upon occupation of the premises.

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5. **Bulletin Board:** A single sign containing a surface area upon which is displayed announcements in association with a religious institution, school, museum, library, or other similar institution, and commonly referred to as a bulletin board sign, is permitted provided such sign shall have a maximum height of six (6) feet, shall not exceed twenty (20) square feet in area, and shall be set back a minimum of ten (10) feet from all lot lines.
6. **Political Advertising Signs:** Signs related to a candidate running for office, a proposition up for public vote, or an ideology or philosophy, shall be permitted provided such signs shall not exceed sixteen (16) square feet in area and six (6) feet in height. Where such a sign is displayed more than sixty (60) days prior to or fourteen (14) days after the election or vote to which the sign pertains, or in the case of a sign that does not pertain to a specific election or vote irrespective of when it is displayed, the maximum area of such sign shall be four (4) square feet.
7. **Directional Signs:** Signs are permitted that are used solely for the purpose of providing traffic directions or instructions in association with a lot on which they are located, such as “entrance,” “exit,” “in,” and “out”, provided such signs shall not exceed two (2) square feet in area or three (3) feet in height, and located a minimum of five (5) feet from any lot line and driving lane edge.
8. **Public Event Signs:** Signs of a temporary nature, designed to be moved easily and not permanently attached to the ground or a structure, containing public messages concerning special events sponsored by governmental agencies, nonprofit organizations, religious institutions, schools, museums, libraries, or other similar institutions, are permitted provided such signs are located on the lot which the event is to be held only and subject to the following additional restrictions:
  - a. Signs are permitted only in association with an authorized use in the respective District and shall not be located on a lot used for residential purposes.
  - b. Signs shall be no greater than twenty-four (24) square feet in area, and no more than two such signs shall be displayed for each event on the same lot.
  - c. Signs shall be displayed no earlier than twenty-one (21) days prior to the event, and shall be removed within forty-eight (48) hours of the event’s conclusion.
9. **Temporary Directional Signs:** Signs are permitted for no more than 48 hours in, upon, or over any public right-of-way, alley or other public place, for the purpose of providing directional information to a location of a public or private event. Signs shall be no greater than 4 sq feet in area. Nothing in this subsection shall be construed as authorizing a sign that is otherwise prohibited by the Ingham County Road Commission.
10. **Warning Signs:** Warning signs such as no trespassing and warning of electrical current or animals, provided that such signs do not exceed two (2) square feet in area.
11. **Building Signs:** Signs carved into stone, concrete, or similar material, or made of bronze, aluminum, or other noncombustible material, which identify the name of a building, a building’s date of erection, or monumental citations, provided such signs do not exceed ten (10) square feet in area and are an integral part of the building structure.
12. **Flags:** Flags with the insignia of a nation, state, community organization, educational institution, or corporation, or other flags that do not function to draw attention to a location, are permitted.
13. **Stick-On Signs:** Miscellaneous stick-on and painted signs affixed to vending machines, gas pumps, and similar outdoor items of less than six (6) feet in height, indicating the contents or announcing on-premises sales, are permitted provided each sign does not exceed two (2) square feet in area.
14. **Historical Markers:** Historical markers, plaques, or signs describing township, county state or national designation as an historic site or structure, not exceeding ten (10) square feet in area.
15. **Temporary special announcement signs:** Temporary signs not exceeding sixteen (16) square feet in area and five (5) feet in height may be displayed by a business, religious institution, civic group or similar entity, provided such display does not exceed fifteen (15) days in any calendar year and the sign is set back a minimum of ten (10) feet from all lot lines.
16. **Temporary grand opening signs:** Signs intended to announce the opening of a business, excluding businesses classified as home occupations under the Alaiedon Township Zoning Ordinance, are permitted subject to the following restrictions:
  - a. Such signs shall not be displayed for more than fifteen (15) days.
  - b. No more than one (1) sign may be erected by the business to which the sign applies.

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- c. The sign shall not exceed thirty-five (35) square feet in area.
  - d. The sign shall be located no closer than ten (10) feet from all lot lines.
  - e. Wind-blown devices, such as pennants, spinners and streamers may be erected on the site of the business advertising its opening for the same fifteen (15) day time period as the grand opening sign.
17. **Time and temperature signs:** Signs announcing the time and/or temperature only are permitted subject to the following regulations:
- a. Such signs may take the form of wall, free-standing or projecting signs subject to the conditions that apply to each of these classifications.
  - b. Such signs shall be no larger than twenty-five (25) square feet in area.
18. **Window signs:** Signs affixed to the interior side of windows are permitted provided no such sign shall exceed forty (40) percent of the surface area of the window on which it is affixed, and the total area of all window signs shall not exceed five percent (5%) of the building face of which the window(s) is a part.

**Article 7**  
**ADDITIONAL SIGNS PERMITTED**

**A. Type and Standards.** In addition to the signs permitted by Article 6 and the limitations thereof, signs pertaining to an authorized and approved business, use or activity on a lot may be erected on such lot provided the signs are wall signs or free-standing signs and comply with the limitations of Table 7-1 below pertaining to the number, area, height, and setbacks of such signs. The standards of Table 7-1 for Residential Districts apply to non-residential uses only. See Article 6 for sign regulations pertaining to residential uses.

**Table 7-1**

(See "Special Notes to Table 7-1" following Table)

FS = Free-standing Sign    WS = Wall Sign

District	Maximum Number of Signs	Maximum Sign Area and Height	Minimum Sign Setback from Lot Lines
<b>General Office (GO)</b>	<u>FS:</u> One (1)  <u>WS:</u> One (1)	<u>FS Area:</u> 25 sq. ft. <u>FS Height:</u> 12'  <u>WS Area:</u> 20 sq. ft.	<u>FS:</u> 10', except 50' from the lot line of an adjacent parcel in an Agricultural or Residential District.
<b>Other Business and Agricultural Districts (A-1, B-1, B-2, OW)</b>	<u>FS:</u> One (1)  <u>WS:</u> One (1)	<u>FS Area:</u> 25 sq. ft., except that for uses exceeding 25,000 sq. ft. in gross floor area, an additional 2 sq. ft. of sign area is permitted for each additional 1,000 sq. ft. of gross floor area in excess of the first 25,000 sq. ft., but not to exceed 48 sq. ft. <u>FS Height:</u> 20'.  <u>WS Area:</u> 10% of the building face upon which it is attached, but not to exceed 40 sq. ft.	<u>FS:</u> 10', except 50' from the lot line of an adjacent parcel in an Agricultural or Residential District.
<b>Industrial (I-1, I-2)</b>	<u>FS:</u> One (1)  <u>WS:</u> One (1)	<u>FS Area:</u> 25 sq. ft., except that for uses exceeding 25,000 sq. ft. in gross floor area, an additional 2 sq. ft. of sign area is permitted for each additional 1,000 sq. ft. of gross floor area in excess of the first 25,000 sq. ft., but not to exceed 48 sq. ft. <u>FS Height:</u> 5'  <u>WS Area:</u> 10% of the building face upon which it is attached, but not to exceed 40 sq. ft.	<u>FS:</u> 10', except 50' from the lot line of an adjacent parcel in an Agricultural or Residential District.
<b>Residential (R-1, R-2, R-MF, R-MHC)</b>	<u>FS:</u> One (1)  <u>WS:</u> One (1)	<u>FS Area:</u> 16 sq. ft. <u>FS Height:</u> 5'  <u>WS Area:</u> 5% of the building face upon which it is attached, but not to exceed 20 sq. ft.	<u>FS:</u> 25'

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## Special Notes to Table 7-1

1. Corner Lots: In the case of a corner lot, the sign area standards of Table 7-1 shall apply to each frontage separately.
2. Service Stations: The maximum area of the portion of a service station sign devoted to advertizing fuel grades and prices shall not exceed twelve (12) square feet and twelve (12) feet in height.
3. Business Center Free-standing Signs: A business center shall be subject to the same limitations on the number of permitted free-standing signs as provided by Table 7-1. However, in the case where such business center is comprised of multiple buildings and served by an internal road network, one (1) additional freestanding sign shall be permitted for each building provided such sign is located in the immediate proximity of the building to which it pertains and does not exceed five (5) feet in height and twenty (20) square feet in area.
4. Business Center Wall Signs: A business center shall be permitted one (1) wall sign for the purpose of identifying the business center including individual businesses located within, in addition to one (1) wall sign for each business or tenant space having frontage along a public road or parking area. However, all of the area of all wall signs, irrespective of whether used to identify the business center and/or individual businesses or tenants, shall be applied toward meeting the maximum wall sign area limitations of Table 7-1.
5. Residential Districts: The standards of Table 7-1 for Residential Districts apply to non-residential uses only. See Article 6 for sign regulations pertaining to residential uses.
6. Planned Unit Development (PUD) District: In the case of a PUD District, the sign standards applicable to each use shall comply with the district standards of Table 7-1 that the Township Board finds most similar to each of the respective uses contained within the PUD.
7. Districts Not Referenced: In the case of a district that is not referenced by Table 7-1, the sign standards of the district addressed by Table 7-1 that the Township Board finds most similar to the district in question shall apply.

## Article 8 NONCONFORMING SIGNS

- A. Limitations.** A lawfully erected sign existing on the date of adoption of this Ordinance or amendment thereto that does not conform to the provisions of this Ordinance or amendment thereto shall be classified as a “nonconforming sign” and shall be permitted to continue to be used and maintained according to the following limitations:
1. A nonconforming sign shall not be enlarged, expanded or extended, so as to increase its nonconformity.
  2. A nonconforming sign shall not be changed to another type of sign that is not in compliance with this Ordinance.
  3. A nonconforming sign shall undergo no changes to the message displayed on the sign unless the sign is designed for changeable messages.
  4. A nonconforming sign shall undergo no changes to its face unless the sign is designed as a changeable face sign.
  5. A nonconforming sign shall not be structurally altered except to remove its nonconforming condition or feature.
  6. The use of a nonconforming sign shall not be reestablished after the passing of ninety (90) days during which time the land use to which the sign pertained has been discontinued.
  7. A nonconforming sign shall not be re-established after damage or destruction if the estimated expense or reconstruction exceeds fifty percent (50%) of the appraised replacement cost as determined by the Township Board.
  8. A nonconforming sign shall no longer be maintained or displayed following the passing of four (4) years after the effective date of this Ordinance, an amendment to this Ordinance causing such sign to become nonconforming, or a prior ordinance causing such sign to become nonconforming.



**Article 9**  
**OFF-PREMISES ADVERTISING SIGNS**

- A. Authorization.** Off-premises advertising signs may be erected only upon property that is adjacent to interstate highways, freeways or state primary highways as defined under the Highway Advertising Act of 1972, 1972 P.A. 106, and which is in a B-2, I-1 or I-2 District.
- B. Standards.** Off-premises advertising signs shall meet the following conditions:
1. No more than three (3) off-premises advertising signs may be located per linear mile of highway regardless of the fact that such signs may be located on different sides of the highway. The linear mile measurement shall not be limited to the boundaries of the Township of Alaiedon where the particular highway extends beyond such boundaries. "V" type structures shall be considered as two (2) signs and double faced (back-to-back) structures shall be considered as one (1) sign.
  2. The maximum area on any side of an off-premises advertising sign shall not exceed 500 square feet.
  3. No off-premises advertising sign shall be located within 200 feet of a Residential District and/or existing residence.
  4. No off-premises advertising sign shall be located closer then 75 feet from the property line adjoining a public right-of-way or 10 feet from all other lot lines.
  5. An off-premises advertising sign shall be constructed in such a fashion that will withstand all wind and vibration forces which can normally be expected to occur in the vicinity. The sign must be maintained so as to assure proper alignment of structure, continued structural soundness and continued readability of the advertising displayed thereon.
  6. An off-premises sign authorized under this Article shall be located and oriented to the interstate highway, freeway or state primary highway to which the lot is adjacent.
  7. An off-premises advertising sign shall comply with this Ordinance in addition to the Highway Advertising Act, Public Act of 1972, 1972 P.A. 106 as amended.
- C. Amortization.** Any off-premises advertising sign unlawfully existing on the date of this amendment shall not be placed, maintained or displayed on or after three (3) years from the effective date of this ordinance.

**Article 10**  
**SIGN BOARD OF APPEALS, APPEALS and VARIANCES**

- A. Establishment of Sign Board of Appeals.** The Zoning Board of Appeals established by the Alaiedon Township Zoning Ordinance shall serve as the Sign Board of Appeals for the purpose of this Ordinance.
- B. Appeals for Administrative Reviews**
1. Authority and Standards: The Sign Board of Appeals shall hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, or decision by the Township Board or by any other body or official in administering or enforcing the provisions of this Ordinance. Within this capacity the Sign Board of Appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination that is subject to the appeal. The Sign Board of Appeals shall reverse or otherwise modify the decision of such body or official from whom the appeal is taken only if it finds that the action or decision appealed:
    - a. was arbitrary or capricious, or
    - b. was based upon an erroneous finding of a material fact, or
    - c. constituted an abuse of discretion, or
    - d. was based upon erroneous interpretation of this Ordinance, or
    - e. did not follow required procedures.
  2. Procedures.
    - a. **Application Requirements.** A written application for an appeal for administrative review shall be completed and filed with the Township Clerk on forms established for that purpose, within ten (10) days after the date of the determination resulting in the appeal. Application for an administrative review shall specify, at a minimum, the name, address, and phone number of the applicant; the decision being appealed; and the basis for the appeal. A minimum of seven (7) copies of the

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- completed application shall be submitted along with any application fees.
- b. Stay. An appeal shall stay all proceedings in furtherance of the action appealed unless the Township Board certifies to the Sign Board of Appeals, after the notice of appeal shall have been filed, that by reason of facts stated in the certificate an emergency exists, in which case the proceedings shall not be stayed except by a restraining order by the Circuit Court.
  - c. Record of Facts / Transmission of Record. Upon receipt of an application for an administrative review, the Township Clerk shall transmit to the Sign Board of Appeals all papers constituting the record upon which the appeal pertains.
  - d. Hearing. Upon receipt of an application, the chairperson of the Sign Board of Appeals shall fix a reasonable time and date for a hearing. The Board of Appeals shall give due notice of all hearings to all owners of record of real property within three hundred (300) feet of the premises in question. Such notice shall be delivered personally or by first class mail addressed to the respective owners at the address given in the last assessment roll. Upon the hearing, any party may appear in person or by agent or attorney.
  - e. Decision. The Sign Board of Appeals shall render a decision in the form of a written order signed by the chairperson of the Sign Board of Appeals and containing a full record of the findings and determination of the Sign Board of Appeals, and basis for such determination. The concurring vote of a majority of the members of the Sign Board of Appeals shall be necessary to reverse or otherwise modify the action subject to the appeal. A member of the Sign Board of Appeals who is also a member of the Township Board shall not participate in a public hearing, deliberation, or vote, on the same matter that the member voted on as a member of the Township Board.

**C. Variances.**

1. Authority and Standards. The Sign Board of Appeals shall have the power to authorize specific variances from specific standards contained in this Ordinance in cases involving practical difficulties or unnecessary hardships only, when the evidence in the official record of the application supports all the following affirmative findings:
  - a. That the alleged hardship or practical difficulty, or both, are exceptional and peculiar to the property subject to the variance, and result from conditions that are not recurrent in nature.
  - b. That the alleged hardship and practical difficulty, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience or mere inability to attain a higher financial return.
  - c. That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardship or practical difficulty that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.
2. Procedures.
  - a. Application Requirements. Application for a variance shall specify, at a minimum, the name, address, and phone number of the applicant; the legal description for the lot subject to the variance; a specification of this Ordinance's standards for which a variance is sought and the specific variance being requested; and a plot plan, site plan, or similar drawing that adequately illustrates the proposed sign improvements for which the variance is requested including its location on the lot and other site improvements or conditions that have bearing on the basis for the variance request. In all variance proceedings, it shall be the responsibility of the applicant to provide information, plans, testimony and/or evidence from which the Sign Board of Appeals may make the required findings, including any information the applicant may chose to submit to demonstrate conformance with the standards of subsection (C)(1) above. A minimum of seven (7) copies of the completed application shall be submitted along with any application fees.
  - b. Hearing. Upon receipt of an application, the chairperson of the Sign Board of Appeals shall fix a reasonable time and date for a hearing. The Board of Appeals shall give due notice of all hearings to all owners of record of real property within three hundred (300) feet of the premises in question. Such notice shall be delivered personally or by first class mail addressed to the respective owners at the address given in the last assessment roll. Upon the hearing, any party may appear in person or by agent or attorney.

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- c. Decision. The Sign Board of Appeals shall render a decision in the form of a written order signed by the chairperson of the Sign Board of Appeals and containing a full record of the findings and determination of the Sign Board of Appeals, and basis for such determination. The concurring vote of a majority of the members of the Sign Board of Appeals shall be necessary to grant a variance.
- 1) In granting a variance, the Sign Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance.
  - 2) A variance shall become null and void unless the sign for which the variance applies has been erected or modified within one (1) year after the granting of the variance. The Sign Board of Appeals may extend this time limit upon its finding that no substantial changes have occurred to ordinance regulations, abutting properties, or other conditions that undermine the basis for the original issuance of the variance.
  - 3) No application for a variance which has been acted upon shall be resubmitted for a period of one (1) year from the date of the last denial, except on the grounds of newly-discovered evidence or proof of changed conditions having bearing on the basis for the original action, in the discretion of the Sign Board of Appeals.

### Article 11 ENFORCEMENT and PENALTIES

**A. Notice of Violation / Order to Correct.** Whenever the Township Board determines that any premises or sign thereon fails to comply with the requirements set forth in this Ordinance or in applicable rules and regulations issued pursuant thereto, the Township Board shall issue a written notice setting forth the alleged failures, and ordering that such failures to be corrected. The notice shall:

1. Set forth the alleged violations.
2. Describe the premises where the violations are alleged to exist or to have been committed.
3. Provide a reasonable time, not to exceed thirty (30) days, for the correction of any violation alleged, provided that the Township Board may grant an extension of time such as may be necessary for good cause shown.
4. State that non-compliance with the order may result in the imposition of civil and/or criminal penalties provided by law.

**B. Abatement of Prohibited Signs.** If any person fails to comply with an order issued pursuant to subsection 11(A), the Township Board may cause such signs to be removed at the expense of the property owner or person having the beneficial use of the property to which the sign applies.

**C. Appearance Tickets.** The Township Board is authorized to issue and serve Appearance Tickets with respect to any violations of this ordinance, pursuant to Section 9c (2) of Public Act No. 147 of 1968, as amended (MSA 28.868 (3) (2); C.L. 1948, S 764. 9c (2)).

**D. Civil Penalties.** Every person or legal entity that violates, omits, neglects or refuses to comply with any provision of this Ordinance or any approval or condition issued pursuant to this Ordinance shall be guilty of a civil infraction. Upon a finding of responsibility thereof, the offender shall be punished by a fine not to exceed five hundred dollars (\$500). Each day during which a violation continues shall be deemed a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the provisions of this Ordinance.

**E. Civil Remedies.** Any sign or sign structure erected, used or maintained in violation of this Ordinance or in disobedience to any order is declared to be a civil infraction nuisance per se. Upon application by the Township or any interested party to any Court of competent jurisdiction, the Court may order the nuisance abated and/or the violation, threatened violation, or disobedience restrained and enjoined, notwithstanding that such violation or disobedience may be punishable by fine or imprisonment as provided above.

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**Article 12  
SEVERABILITY**

Should any section, clause or provision of this Ordinance be declared unconstitutional, illegal or of no force and effect by a court of competent jurisdiction, then and in that event such portion thereof shall not be deemed to affect the validity of any other part or portion of this Ordinance.

**Article 13  
REPEAL**

This Ordinance hereby repeals any existing Township ordinance or parts of ordinances in conflict herewith.

**Article 14  
EFFECTIVE DATE**

This Ordinance shall take effect immediately after publication as required by law.

\*\*\*\*\*

I hereby certify that at a regular meeting of the Alaiedon Township Board held on February 22, 2010, the foregoing ordinance was moved for adoption by Township Board member Everett and seconded by Township Board member Smith, with the vote thereon being:

Yes: 5 No: 0 Absent: 0.

Ordinance No. 104 declared adopted this 22nd day of February, 2010.



\_\_\_\_\_  
David Leonard, Township Clerk      Date

Amendments

Article V Section F(6)

October 24, 2011