

## CHARTER TOWNSHIP OF BREITUNG

### ARTICLE V SIGNS

#### Section 501 Intent

It is hereby determined that regulation of the location, size, placement, and certain features of signs is necessary to enable the public to locate goods, services, and facilities without difficulty and confusion, to prevent wasteful use of natural resources in competition among businesses for attention, to prevent hazards of life and property, and to assure the continued attractiveness of the community and protect property values. It is further determined that signs which may lawfully be erected and maintained under the provisions of this Ordinance are consistent with customary usage, and that signs which may not lawfully be erected or maintained under the provisions hereof are not consistent with customary usage, are an abuse thereof, and are unwarranted invasions of the rights of legitimate business interests and of the public.

#### Section 502 Residential District Regulations for Signs

*Within the R-1, RR-1, RR-2, RR-3, LS/R, RP and SP Districts, signs shall be permitted as follows:*

- (A) One sign not to exceed six (6) square feet to announce the sale or rent of property.
- (B) Churches shall be permitted a total sign area of twenty (20) square feet. The total sign area may be divided into two signs: one identification sign and one bulletin board.
- (C) One sign per vehicle entrance not to exceed thirty-two (32) square feet and eight (8) feet in height **above grade** which identifies a platted subdivision development or Mobile Home Park.
- (D) Multiple dwellings and nursing homes shall be permitted one (1) identification sign not to exceed twelve (12) square feet and eight (8) feet in height **above grade**.
- (E) One sign, not to exceed six (6) square feet, shall be permitted to advertise a home occupation. The sign shall not be illuminated nor have working parts. It may be attached flush to the building or placed to the front of the lot or parcel and shall not detract from the visual appearance of the neighborhood.
- (F) Signs permitted by this Section are exempt from the setback requirements of Section 401. Signs, however, shall not be located on the right-of-way and shall not interfere with traffic visibility.

#### Section 503 General Retail and Commercial/Light Industrial District Sign Regulations

Signs are permitted in the General Retail (C-1) and Commercial/Light Industrial (C-2) District on parcels that are already developed. ***Monument signs are permitted having an area not exceeding six (6) square feet for each ten (10) feet or fraction of frontage, or sixty (60) square feet for each acre or fraction of area of the developed premises, whichever is larger. There shall be a maximum of one hundred (100) square feet of sign area for each developed parcel.***

Where a premise has more than one occupant, the permitted sign area shall be divided among them in the same proportion as floor space and outdoor sales as occupied by them. ***Where a premise has more than two occupants and has a name distinct from that of the occupants, as in a shopping center, shopping mall or strip mall, an additional two (2) square feet of sign***

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*area for each ten (10) feet or fraction of street frontage, with a maximum to two hundred (200) square feet, is permitted only for signs identifying the developed premises.*

*In lieu of a monument sign, a pole or pylon sign is permitted with having an area not exceeding six (6) square feet for each ten (10) feet or fraction of frontage, or sixty (60) square feet for each acre or fraction of area of the developed premises, whichever is larger. There shall be a maximum of two hundred (200) square feet of sign area for each developed parcel.*

*When calculating the maximum square footage permitted per business for signage, building signs shall not be included.*

Signs shall be subject to the following setback requirements: minimum of five (5) feet setback when the right-of-way width from the centerline of the road to the property line is less than fifty (50) feet; and may be located at the lot line when the right-of-way width from the centerline of the road to the property line is greater than fifty (50) feet. Setback measurement shall be from the right-of-way to the closest part of the sign, whether it be at or above grade. Signs shall be subject to the height regulations for the General Retail and Commercial/Light Industrial Districts.

### Section 504 Industrial District Sign Regulations

In the Industrial District, on-premise signs are permitted having a sign area not exceeding one hundred (100) square feet. *Off-premise signs/billboards are permitted and shall have a maximum sign area of three hundred (300) square feet per sign.* Back-to-back signs *or signs in a v-type structure* shall have a maximum of three hundred (300) square feet for each side and shall not be further apart than four (4) feet *or the interior angle shall not exceed twenty (20) degrees, whichever is applicable.* Individual signs shall be at least three hundred (300) feet apart and shall maintain a forty (40) foot setback. The maximum height for signs in the Industrial District shall be thirty (30) feet.

### Section 505 Conditional Use Sign Regulations

On-premise signs are permitted to identify or advertise an approved Conditional Use or activity and shall not advertise a specific product not produced on the premises. Signs shall have a maximum sign area of sixteen (16) square feet and not exceed eight (8) feet in height *above grade.* Signs shall be subject to the following setback requirements: minimum of five (5) feet setback when the right-of-way width from the centerline of the road to the property line is less than fifty (50) feet; and may be located at the lot line when the right-of-way width from the centerline of the road to the property line is greater than fifty (50) feet. Setback measurement shall be from the right-of-way to the closest part of the sign, whether it be at or above grade. Sign regulations in this Section shall not apply to any Conditional Use located in the C-1, C-2 or I Districts, or to churches, multiple family dwellings, nursing homes or home occupations *which are regulated elsewhere in this Section.*

### Section 506 Temporary Signs

Signs which are intended to identify or advertise a nonprofit annual or one time event or occurrence, such as a fair or other event of general public interest, shall be authorized by the Zoning Administrator for a period of not more than two (2) months by written permits upon

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finding that the proposed sign is not contrary to the spirit and purpose of this Ordinance and shall conform to all size limitations set forth by this Ordinance. The applicant is responsible for both the erection and removal of all signs. All signs must be removed no later than ten (10) days after the end of the event. ***Signs shall not be located in the right-of-way or interfere with traffic. Signs mounted on a mobile base shall all conform to setbacks and conform to lighted sign regulations.***

### Section 507 Construction Signs

One construction sign is permitted per project not exceeding sixteen (16) square feet in sign area for residential districts and thirty-two (32) square feet for General Retail, Commercial/Light Industrial or Industrial Districts. Signs shall be erected no more than five (5) days prior to the beginning of construction for which a valid building permit has been issued, shall be confined to the site of construction, and shall be removed prior to occupancy.

### Section 508 Exempt Signs

The following signs shall not exceed nine (9) square feet and are otherwise exempt from this Ordinance:

- (A) Public Signs - Signs of a noncommercial nature and in the public interest, erected by, or on the order of a public officer in the performance of official duty.
- (B) Political Signs - Those signs which are intended to advertise a public election, individual actively participating in such an election, or other public ballot issue, are permitted on private property with the owner's permission. ***All political signs are authorized only ninety (90) days prior to any election.*** All political signs must be removed within ten (10) days after the election date and shall not be located on the public right-of-way ***or interfere with traffic. In the C-1 and C-2 districts political signs shall not exceed thirty-two (32) square feet.***
- (C) Signs which announce no hunting or no trespassing.
- (D) Signs which identify the name of a farm or farming operation.
- (E) Residential Identification Signs - Those signs which have an occupant's name and/or house number.

### Section 509 Lighting of Signs

***No lighted signs shall be permitted within the R-1, RR-1, RR-2, RR-3, LS/R, RP or SP Districts.*** No sign shall be lighted so as to create a traffic hazard or to adversely affect neighboring land uses. No sign may be lighted to such intensity or in such a manner that it creates a public nuisance or adversely affects the public health, safety, or general welfare.

### Section 510 Animated/LED Signs

***Animated/LED sign: "Animated sign/LED sign" means any sign whereby the information conveyed incorporates or involves action, motion or the appearance or action or motion, such as color changes, scrolling messages or video-like features. Animated signs shall include electronic reader boards in which the message changes more often than once every 24 hours and also includes time/temperature signs.***

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*Animated/LED signs are permitted in the C-1, C-2 and I districts. Animated/LED signs shall conform to all other sign regulations.*

### Section 511 Maintenance of Signs

Dilapidated sign structures which are likely to cause injury or degrade the surrounding area, and signs which advertise a closed business, past event or political election, are no longer legible, or are otherwise untimely or unsafe, are a nuisance or danger to the public. The Zoning Administrator is authorized to remove, or to have removed, all dangerous or nuisance signs, the cost of which is to be borne by the sign owner and/or property owner.

### Section 512 Nonconforming Signs

- (A) It is the intent and purpose of this Section to eliminate nonconforming signs except as otherwise specifically set forth in this Section as rapidly as the police power of the Township permits.
- (B) No nonconforming sign:
  - 1. Shall be structurally altered so as to prolong the life of the signs, nor shall the shape, size, type, or design of the sign structure be altered;
  - 2. Shall be continued after the activity, business, or usage to which it relates has been discontinued for thirty (30) days or longer; or
  - 3. Shall be reestablished after damage or destruction if the estimated expense of reconstruction exceeds fifty percent (50%) of the sign value.
- (C) No nonconforming sign may be changed to another nonconforming use.
- (D) Nonconforming signs may have their face or message updated but not structurally altered.

### Section 513 Prohibited Signs

*The following signs are prohibited:*

- (A) *Signs which imitate an official traffic sign or signal which contains the words “stop”, “go”, “slow”, “caution”, “danger”, “warning”, or similar words.*
- (B) *Signs which are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view and traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.*

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Unless otherwise provided in this Ordinance, the maximum size of a sign for a particular use is indicated below:

District	Uses	Max. Size and Number
<b>R-1, RR-1, RR-2, RR-3 LS/R, SP, RP</b>	Sale or rent of property	6 square feet
	Church	20 square feet
	Platted subdivision or mobile home park	32 square feet, 8 feet high, 1 sign per entrance
	Multiple family dwelling	12 square feet, 8 feet high, 1 sign
	Nursing home	12 square feet, 8 feet high, 1 sign
	Home occupation	6 square feet
	<b>Construction</b>	<b>16 square feet</b>
	Residential identification	9 square feet
	Public sign	9 square feet
	Political sign	9 square feet
	Hunting / trespassing	9 square feet
	Farm	9 square feet
C-1, C-2	<b>Monument sign</b>	<b>6 square feet for each 10 feet of frontage or 60 square feet for each developed acre to a maximum of 100 square feet</b>
	<b>Shopping center/shopping mall/strip mall</b>	8 square feet for each 10 feet of frontage or 60 square feet for each developed acre to a maximum of 200 square feet
	<b>Pole/pylon sign</b>	<b>6 square feet for each 10 feet of frontage or 60 square feet for each developed acre to a maximum of 200 square feet</b>
	Construction	32 square feet
	Residential identification	9 square feet
	Public sign	9 square feet
	<b>Political sign</b>	<b>32 square feet</b>
	Hunting / trespassing	9 square feet
	Farm	9 square feet
I	On-premise sign	100 square feet
	<b>Off-premise sign/billboard</b>	300 square feet
	Back to back signs	300 square feet per side
	Construction	32 square feet