

Ordinance No.

An ordinance to amend Union Charter Township Zoning Ordinance by replacing the current Article 11 BILLBOARDS AND SIGNS with the proposed Article 11 BILLBOARDS AND SIGNS and to amend Article 3 DEFINITIONS

THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, ORDAINS:

ARTICLE I. Article 11 of the Union Charter Township Zoning Ordinance is hereby repealed and replaced with Article 11 below:

SECTION 11 /BILLBOARDS AND SIGNS

11.1 PURPOSE STATEMENT

The intent of this section is to regulate the location, size, construction, and manner of display of signs and outdoor advertising in order to minimize their harmful effects on the public health, safety and welfare. While this section recognizes that signs and outdoor advertising are necessary to promote commerce and public information, failure to regulate them may lead to poor identification of individual businesses, deterioration and blight of the business and residential areas of the township, conflicts between different types of land use, and reduction in traffic safety to pedestrians and motorists. To achieve its intended purpose, this section has the following objectives:

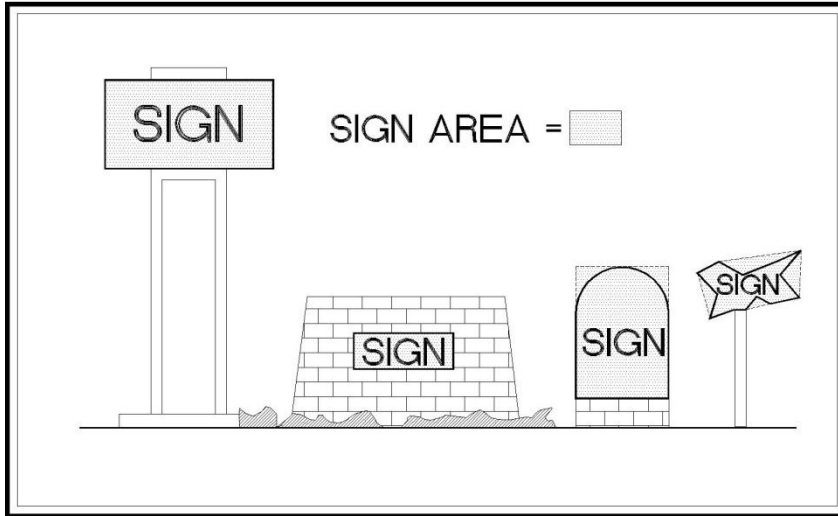
- A. To prevent the placement of signs in a manner that will conceal or obscure signs or adjacent businesses;
- B. To keep the number of signs and sign messages at the level reasonably necessary to identify a business and its products;
- C. To keep signs within a reasonable scale with respect to the buildings they identify;
- D. To reduce visual distractions and obstructions to motorists traveling along, entering or leaving streets;
- E. To promote a quality manner of display which enhances the character of the township; and
- F. To prevent the proliferation of temporary signs which might promote visual blight.”

11.1 GENERAL SIGN PROVISIONS

- A. All signs erected, altered, or maintained in the Township shall conform to the building code of the Charter Township of Union and to provisions of this ordinance, whichever imposes the greater restrictions.
- B. Any sign that can be displayed under the provisions of this ordinance may contain a non-commercial message.
- C. Signs are structures as defined by this ordinance and review and approval of signs shall be through the issuance of a zoning permit as provided in Section 6.3 of this ordinance.

11.2 SIGNAGE DISPLAY AREA COMPUTATION

- A. Sign Area Computation
 - 1. The area of a sign regulated herein shall be the total computed area of the extreme limits upon which lettering, logo, symbols, insignia or other devices are placed, directly painted or applied. . However, computation of square feet shall be based on the signage and not the supporting structure

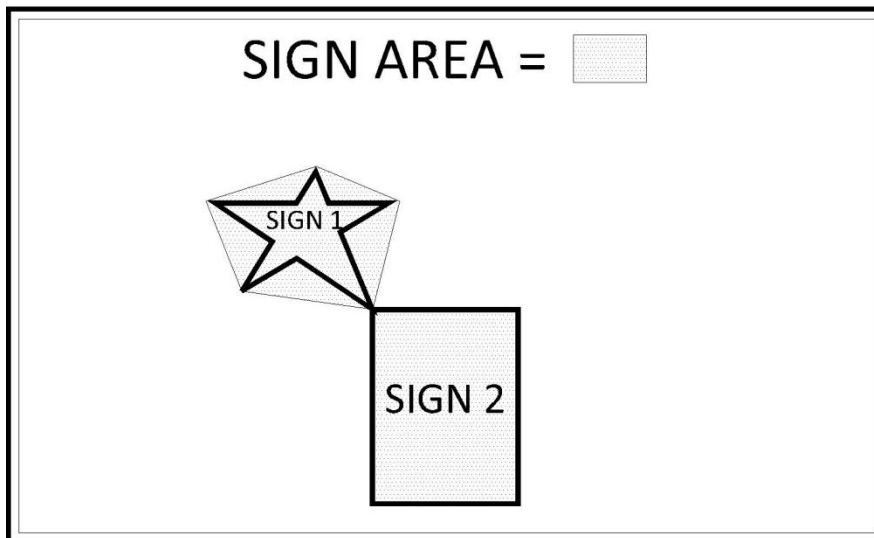


2. Multiple Faces

- a. For signs having two (2) parallel sides not separated by more than twenty (20) inches, the maximum display area shall be permitted on both sides, and the total area of one side shall be deemed to be the total sign area.
- b. For signs having three (3) or four (4) faces (triangular or cubic), the area shall be the sum of two adjacent faces.

3. The supporting structures shall not be included in the area computation unless utilized as part of the total signage display area.

4. In the case of unusually shaped wall signs with significant space between elements, the area calculation may be separated into calculation of two separate elements, but each element shall count as a separate sign.

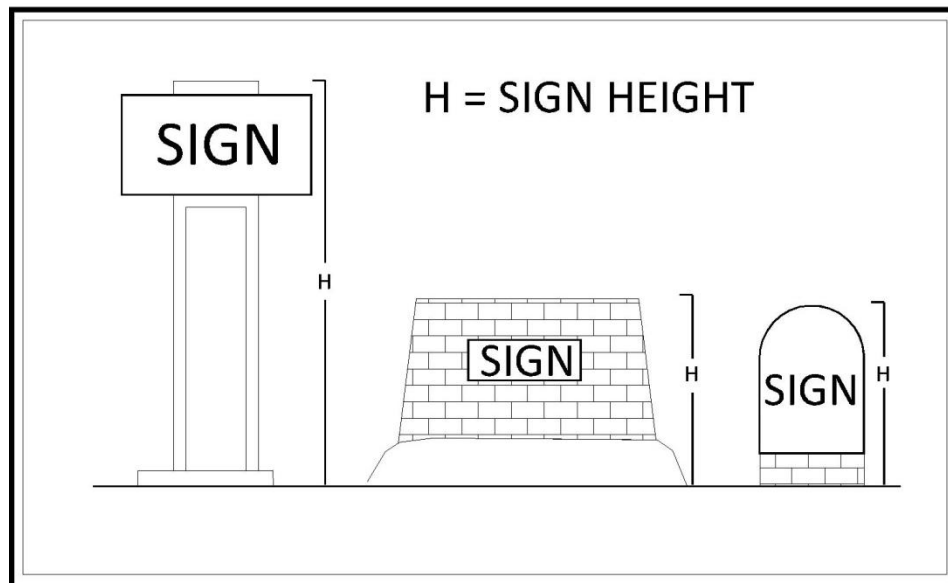


5. Any building or portion of a building which is proposed to be erected and which is classified as a sign shall be permitted only upon application for approval of a special exception. The Zoning Administrator shall determine whether or not such proposed building or portion thereof will be classified as a sign prior to the issuance of a building permit and shall notify the owner or builder of the proposed building of such findings. Any decoration which implies the business name shall be considered part of the business insignia. In making his or her determination, the Administrator may refer such plans and details to the Planning Commission for recommendation.

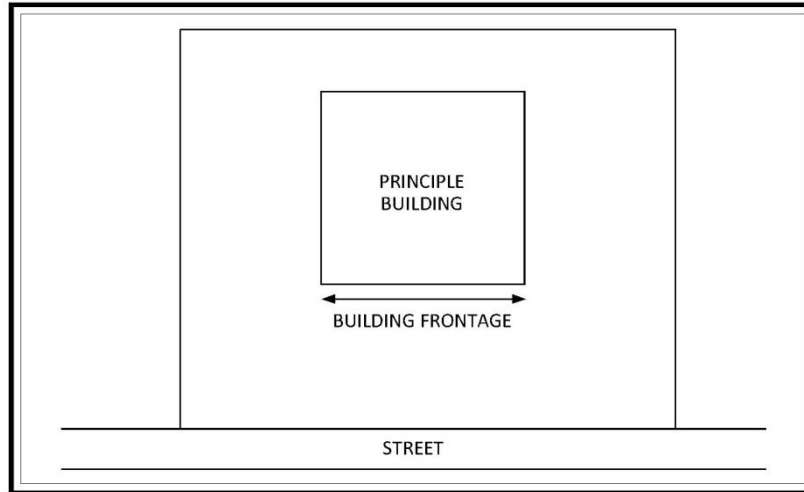
6. Light trespass from a sign shall not to exceed 0.3 foot-candles at any property line that abuts residentially zoned property. No light source from a sign shall be visible from an adjacent parcel

B. Building Frontage and Height Computation

1. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.



2. Building frontage is the length of a building that faces the street that it accesses.



11.3 MAINTENANCE AND REMOVAL

A. Maintenance

1. **Maintenance.** Every sign, including those specifically exempt from this section with respect to permits and permit fees, shall be maintained in a good structural condition at all times. All signs shall be kept neatly painted, including all metal parts and supports thereof that are not galvanized or of rust resistant metals. The Zoning Administrator or his/her authorized representative shall inspect and may order the painting, repair, alteration or removal of a sign which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation or obsolescence. A permit is not required for normal maintenance and repair of a sign structure, such as painting, repainting and cleaning.

2. **Continued Maintenance.** The repairing of a sign or sign structure which has been damaged due to weather, accidents or normal wear to an extent less than fifty (50%) percent of the estimated replacement cost, as determined by the Zoning Administrator, shall be considered as maintenance. Signs damaged more than fifty (50%) percent due to weather, accidents or normal wear may only be repaired or replaced if they comply with the requirements of this ordinance.

B. Removal

A sign in violation of one (1) or more of the following conditions shall be removed by the owner/lessee of the sign or property owner, at their expense, as specified by these conditions within 60 days of the date of notification of the violation by the Zoning Administrator

1. **Safety.** A sign which endangers public/private property or public safety shall be altered or removed.

2. **Maintenance.** Any sign maintained in violation of this section shall be removed.

3. **Obsolete Signs.** A sign shall be removed when the business which it advertises is no longer conducted on the premises.

4. **Abandoned Signs.** Abandoned non-conforming signs shall be removed. A new sign permit at the same address shall not be issued until the abandoned non-conforming sign is removed. Where a new business fails to remove signs from the premises, the property owner shall be responsible for their removal.

5. **Non-conforming Signs.** Non-conforming signs in use on the effective date of this Ordinance shall be permitted to remain, provided they are properly maintained per Section 11.3.A. Such maintenance is restricted to painting and minor repairs that cannot be considered a rebuilding of the sign. Refer to Section 11.4A, Non-conforming Signs

11.4 NON-CONFORMING SIGNS

A. Legal Non-conforming Signs - Continuation of. A legal non-conforming sign may be continued and shall be maintained in good condition by painting and minor repairs, but it shall not be:

1. Converted to another non-conforming sign by changing permanent copy;
2. Expanded or altered so as to increase the degree of non-conformity of the sign;
3. Re-established after the business, or usage to which it refers to has been discontinued.
4. Continued in use after cessation or change of the business or activity to which the sign pertains;
5. Re-established after damage or destruction if the estimated cost of reconstruction exceeds fifty (50%) percent of the estimated replacement cost, as determined by the Zoning Administrator;

B. Legal Non-conforming Signs - Erection of New Signs Where Legal Non-conforming Signs Exist: On lots where an existing on-premises sign exceeds the sign area allowed by this section, and in that respect is a legal non-conforming sign, no new on-premises sign, either freestanding sign or wall sign, shall be erected until such existing legal non-conforming on-premises sign is brought into compliance with this section.

11.6 PROHIBITED SIGNS

The following types of signs are specifically prohibited due to their potential to obstruct clear vision, distract or confuse motorists or detract from the visual character of the township:

- A. Signs that obstruct the vision clearance area of a street or driveway intersection and result in a traffic hazard and/or violates Section 8.8 Clear Vision;
- B. Signs that obstruct ingress or egress through any door, window, fire escape, or like facility, required or designated for safety or emergency use;
- C. Signs that may be confused with public traffic signs or highway identification signs, such as signs that use words like “STOP”, “SLOW”, “CAUTION”, “LOOK”, “DANGER”, or any other word, phrase, symbol, or character that may mislead or confuse vehicle operators;
- D. Illuminated flashing signs which flash, blink, fluctuate, or have chaser, or scintillating ability.
- E. Strings of light bulbs used in connection with commercial premises for commercial purposes, other than in season traditional holiday decorations;
- F. Signs that are moving or have any moving part. This includes movement in mechanical, electrical, or kinetic means, wind currents or any other means;
- G. Roof Signs;

H. Signs with visible A-frames, trusses, or guide wires as part of the sign or sign structure except as otherwise allowed under Section 11.7.C.2;

I. Vehicle signs, which are signs attached to or painted on a vehicle or trailer that is parked on or adjacent to any property in a location other than a single authorized parking space . An authorized parking space is either a space as shown on an approved site plan, or if there is not an approved site plan for the property, a space that complies with the requirements of this ordinance.

J. Signs placed on, affixed to, or painted on any motor vehicle, trailer, or other mobile structure not registered, licensed, and insured for use on public highways;

K. Signs on fences, trees, rocks or utility poles.

L. Signs not otherwise expressly permitted

M. Signs attached to fire hydrants

11.7 SIGN REGULATIONS - REFER TO EACH DISTRICT CHART FOR AREA, HEIGHT AND SETBACK REGULATIONS.

No person shall have any sign erected, installed, maintained, altered, repaired, removed, or used unless specifically authorized by these regulations. No permit shall be issued for the erection, display, or maintenance of any sign in violation of these regulations. The applicant for a zoning permit for a sign shall be responsible for compliance with the provisions of this ordinance. The lessee/occupant of a premise will be responsible for signs erected or modified without a permit or for signs that are not properly maintained. The property owner shall be responsible for signs erected or modified without a permit or for signs that are not properly maintained on vacant property or for tenant listings on the freestanding integrated signs, shopping center identification signs, and similar signs.

A. Permanent Signage Types - Permit Required

1. Awning/Canopy Sign:

- a. Except for suspended signs, all signs displayed on canopies or awnings shall be parallel to the face of the canopy or awning upon which subject signs are displayed.
- b. Signage printed on the awning/canopy shall be included in the total square feet of allowed wall signage.

2. Billboards:

- a. No billboard shall be located within two hundred fifty (250) feet of any lot line in any R District.
- b. All billboards shall conform to any applicable building front, side, or rear yard setback requirement of the District in which they are located, except that, at the intersection of any state or federal highway, with a major or minor street there shall be a setback of not less than one hundred (100) feet from the established right-of-way of each such highway or street.
- c. Minimum spacing between billboards shall be one thousand (1,000) linear feet.

d. A billboard shall not be placed on any lot that does not have a minimum lot width of five hundred (500) feet.

3. Freestanding (Elevated/Ground):

a. Only one (1) freestanding, elevated or ground, shall be permitted per lot/parcel or integrated business regardless of the total number of individual lots/parcels or multiple users sharing the business parcel. The sign shall provide for shared or common usage.

b. Tenant listings on the freestanding integrated sign shall be uniform in shape and size and of uniform background color and type of construction. Style of lettering may vary.

c. Freestanding signs that are composed of two or more elements such as a conventional sign with a message center or changeable message element shall be design so that all elements are a cohesive part of a single design and not random pieces attached separately.

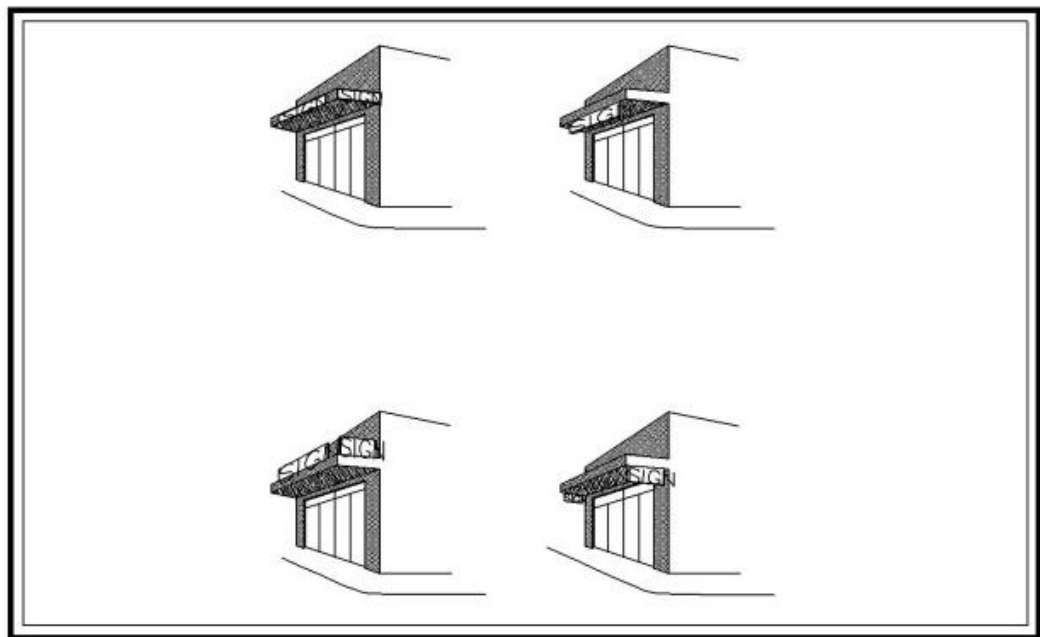
4. Marquee Sign:

a. Marquee signs are prohibited except when used in conjunction with an indoor movie theater.

b. No sign shall project beyond the corner of a building.

c. Marquee signs count as a wall sign in the total number of signs allowed and the square footage allotment

Illustration of Marquee Sign



5. Message Center Sign:

- a. Such sign shall be part of a free standing or wall sign and shall be subject to the area, height, and placement requirements for such sign.
- b. The changeable message portion of such sign shall not exceed 1/3 of the sign area, and the remainder of the sign shall be of a permanent character as otherwise required under this ordinance.

Message center signs shall be operated in compliance with Union Charter Township Message Center Sign Ordinance..

6. Sub-division / Apartment / Condominium Identification:

- a. Sub-divisions, apartment complexes and condominiums, shall be permitted one (1) freestanding ground/elevated sign per entrance.

7. Suspended Signs:

- a. Suspended sign shall not project over sidewalk, public or private right-of-way.
- b. Suspended signs shall not project beyond the outside limits of the permanent sign structure to which they are attached.
- c. Suspended signs count as a wall sign in the total number of signs allowed and the square footage allotment

8. Wall, Wall Projected and Projected Signs: Wall signs shall comply with the requirements in the allocation tables

9. Service and Religious Organizations Signs (Ord 2002-07)

- a. Signs enumerating multiple local service clubs, fraternal and veterans' organizations and religious organizations by name or logo and address only shall be permitted in any B or I zone.
- b. Maximum sign area shall be 100 square feet and not more than 10 feet over all height, excluding supporting structures.
- c. Any service club or religious organization may apply for this sign. The applicant shall notify, in writing, any and all service clubs and religious organizations within the area bounded by Union Township, including any incorporated areas, to extend the opportunity to have their name and or logo placed upon the sign. After 60 days of such notification, the applicant shall provide the zoning administrator with a drawing of the proposed sign and a copy of the names and addresses of all organizations notified.
- d. The sign may be composed of individual elements provided by each organization. Lettering shall be uniform.
- e. Space should be set aside for future organizations.
- f. No slogans, mottos, or products shall be placed on the sign.

g. The agency applying for the sign must be responsible for maintenance of the sign, allowing future organizations space on the sign, and administration of any leases and or fees.

B. Permanent Signs - No Permit Required - Identification and Informational Signs:

1. All categories of identification and informational signs shall be permitted as accessory signs and are not included in any computation of the sign area for permitted signs in the allocation tables. However, they shall comply with the number and area limitations for such signs in the tables.

2. Directional Vehicular/Pedestrian Signs - Both Public and Private:

a. Directional signs may be used to provide direction regarding the location of parking areas, access drives, loading, unloading and/or receiving areas and specific buildings or facilities.

b. Horizontal signs on and flush with paved areas are exempt from these standards.

3. Identification Signs:

a. Sign may establish the identity of a building or building complex by name and/or symbol only;

b. Sign may indicate street address or combine name plate and street address.

c. One sign per building, business, occupant.

C. Temporary Sign Types - Permit Required

1. Temporary (permit required) signage shall:

a. Comply to all regulations of permanent signage;

b. Have a maximum of two (2) permits issued in each calendar year, thirty (30) days must elapse between each permit;

c. Be used in conjunction with a bona fide grand opening, new owner, or special event;

d. Be stored in a building or concealed from public view at the rear of the property;

e. Have no time extensions.

2. A-Frame/Sandwich Board, Banner, Trailer, Cart and Wind Sign: A-frame/sandwich board, banner, trailer, cart with or without wheels, and wind sign permits shall not exceed thirty (30) days.

3. Air/Gas Filled Inflatable and Beacon/Search Sign: shall be permitted for a maximum of two (2) times per year and for a maximum of three (3) consecutive days. Thirty (30) days shall elapse between the two (2) permits.

D. Temporary Signage Types - No Permit Required

1. Commodities - On Premise: Advertising of home produced agricultural products in an agricultural or residential districts shall be permitted:

- a. Maximum of one hundred eighty (180) days per calendar year.
- b. Maximum number of signs permitted per parcel shall be two (2).

2. Construction:

- a. Construction signs which identify the architects, engineers, contractors, or other individuals or firms involved with the construction of a building or facility, but exclude any advertisement of any product or purpose for which the building is intended.
- b. Signs shall be limited to twelve (12) months.
- c. Signs shall be removed within fourteen (14) days of the initial occupancy.
- d. The sign shall be confined to the site of the construction.

3. Construction Development Identification:

- a. Signs advertising residential or commercial development of six (6) or more units may display recorded plat information.
- b. Such signs shall be removed at the time seventy-five (75%) percent of the lots in the development are sold or leased

4. Garage - Yard Sale Sign: Signs may be placed twenty-four (24) hours prior to the sale and must be removed twenty-four (24) hours after the sale. Sign usage shall be limited to four (4) times per year with a limit of four (4) days per usage.

5. New Business/Owner or Grand Opening: Shall be permitted a maximum of thirty (30) days.

6. Political:

- a. Political signs may be placed only with the permission of the property owner or occupier.
- b. Signs shall be removed 14 days following such referendum or election. Candidates remaining in a November general election following an August primary election in the same year are not required to remove signs until seven (7) days after the general election.
- c. Candidate/property owner is responsible for the removal of sign.

7. Real Estate - Rental/Lease:

a. One (1) non-illuminated sign shall be permitted per lot or premises, and two (2) non-illuminated signs shall be permitted on a corner lot.

b. Signs shall be removed fourteen (14) days after the completion of the sale/lease agreement or occupancy.

8. Window Signs:

a. A sign inside a window shall not exceed twenty-five (25) percent of the total window area on address side only.

E. Exceptions to Permit Requirements: The following signs or operations shall be exempt from regulation under this Ordinance:

1. Copy changing or replacing of the advertising copy or message of conforming signs.

2. Maintenance of signs, including repainting, cleaning and other normal maintenance repair which does not include structural changes.

3. Flags of official nations, state or local governments as well as other nongovernmental signs such as colleges or civic organizations may be flown and maintained with respect due to these symbols of honor and authority, as specified by the U.S. Flag Code. The American Flag shall not be used for advertising purposes in any manner.

CHART 11.8a - SIGNAGE ALLOTMENT - AGRICULTURE DISTRICT OVER TEN (10) ACRES (D)				
	MAX. AREA PER (SQ. FT.)	MAX. HEIGHT (LINEAR FT.)	MAX. PROJECTION (INCHES)	MIN. HEIGHT (LINEAR FT.)
PERMANENT SIGNAGE PERMIT REQUIRED (A) (B)				
ATTACHED WALL (F)	8	↑	3	N/R
PROJECTED WALL				
AWNING/CANOPY				
MARQUEE				
SUSPENDED	4	↑		8
SUBDIVISION / APARTMENTS / CONDOMINIUM I.D. (C)	12	6	3	N/R
FREESTANDING ELEVATED (C)	* 12	6	N/R	N/R
FREESTANDING GROUND (C)	* 12	6	N/R	Ground
MESSAGE CENTER (C) (G)				
BILLBOARD				
PERMANENT SIGNAGE - NO PERMIT				
COURTESY (C) (E)	2	6	3	N/R
DIRECTIONAL (E)	2	6	3	N/R
IDENTIFICATION (C)	2	6	3	N/R
PUBLIC AGENCY (C) (E)	2	6	3	N/R
PUBLIC INTEREST (C)	4	6	3	N/R
TEMPORARY SIGNAGE - PERMIT REQUIRED				
A-FRAME SANDWICH BOARD (C)	6	4		N/R
AIR/GAS INFLATABLE				
BANNER	40	WALL HEIGHT	N/R	N/R
BEACON/SEARCH				
TRAILERS/CART W/WO WHEELS	32	4	3	N/R
WIND SIGNS - PERMITTED	40	15	N/R	N/R
TEMPORARY SIGNAGE - NO PERMIT				
COMMODITY PREMISES GROWN (C)	16	6	N/R	N/R
CONSTRUCTION (C)	16**	6	N/R	N/R
CONSTRUCTION DEVELOP. I.D.				
GARAGE/YARD SALE (C) (E)	2	6	N/R	N/R
GRAND OPENING (C)	16	6	N/R	N/R
MODEL HOME (C)	16	6	N/R	N/R
NEW BUSINESS/OWNER (C)	16	6	N/R	N/R
NO TRESPASSING/HUNTING (E)	2	6	N/R	N/R
POLITICAL (C)	16	6	N/R	N/R
REAL ESTATE (C)	16	6	N/R	N/R
RENTAL/LEASE (C)	16	6	N/R	N/R
WINDOW SIGNS	25% of Address Window	Window	N/R	N/R

SPECIAL INSTRUCTIONS
(A) Combined maximum sign area - 12 square feet of permanent signage – permit only
(B) Number of signs permitted for address side of permanent signage - permit only 1 Wall Sign 1 Freestanding Sign
(C) Side Setback - minimum 30'; Front Setback - minimum of 10' to the road right-of-way.
(D) Illumination: direct and internal permitted.
(E). Additional signs permitted: Identification-one (1) per building, Courtesy and Directional - aggregate signs not to exceed twelve (12) square feet. Public Agency, No Trespassing/Hunting, Garage/Yard Sale no limit.
(F). Sign area exceptions: Building on a corner lot shall be considered to have two (2) front faces. An additional fifty (50%) of the attached address frontage wall sign allotment shall be permitted for the non-address side of the building. Sign allotment is not transferable.
(F). Allowed by SUP for non-residential uses as part of freestanding sign

Shaded = Not Permitted, N/R = Not Regulated , ↑ = Height of wall or 5' below eave, maximum 25'

* = churches, institutional, and public buildings and uses allowed as special uses are permitted one (1) freestanding sign not to exceed twenty-four (24) square feet in area nor more than six (6) feet in height, and not more than (2) wall signs, the sum of which is not to exceed 50 SF.

**= The maximum size of a sign shall be thirty-two (32) square feet when listing two (2) or more firms

CHART 11.9a - SIGNAGE ALLOTMENT - AGRICULTURE DISTRICT UNDER TEN (10) ACRES (D)

	MAX. AREA PER (SQ. FT.)	MAX. HEIGHT (LINEAR FT.)	MAX. PROJECTION (INCHES)	MIN. HEIGHT (LINEAR FT.)
PERMANENT SIGNAGE PERMIT REQUIRED (A) (B)				
ATTACHED WALL (F)	4	↑	3	N/R
PROJECTED WALL				
AWNING/CANOPY				
MARQUEE				
SUSPENDED				
SUBDIVISION / APARTMENTS / CONDOMINIUM I.D. (C)	12	6	3	N/R
FREESTANDING ELEVATED (C)	* 4	4	N/R	N/R
FREESTANDING GROUND (C)	* 4	4	N/R	Ground
MESSAGE CENTER (C) (G)				
BILLBOARD				
PERMANENT SIGNAGE - NO PERMIT				
COURTESY (C) (E)	2	6	3	N/R
DIRECTIONAL (E)	2	6	3	N/R
IDENTIFICATION (C)	2	6	3	N/R
PUBLIC AGENCY (C) (E)	2	6	3	N/R
PUBLIC INTEREST (C)	4	6	3	N/R
TEMPORARY SIGNAGE - PERMIT REQUIRED				
A-FRAME SANDWICH BOARD (C)	6 Per Side	4		N/R
AIR/GAS INFLATABLE				
BANNER				
BEACON/SEARCH				
TRAILERS/CART W/WO WHEELS				
WIND SIGNS - PERMITTED				
TEMPORARY SIGNAGE - NO PERMIT				
COMMODITY PREMISES GROWN (C)	8	6	N/R	N/R
CONSTRUCTION (C)	8	6	N/R	N/R
CONSTRUCTION DEVELOP. I.D.				
GARAGE/YARD SALE (C) (E)	2	6	N/R	N/R
GRAND OPENING (C)	8	6	N/R	N/R
MODEL HOME (C)	8	6	N/R	N/R
NEW BUSINESS/OWNER (C)	8	6	N/R	N/R
NO TRESPASSING/HUNTING (E)	2	6	N/R	N/R
POLITICAL (C)	8	6	N/R	N/R
REAL ESTATE (C)	8	6	N/R	N/R
RENTAL/LEASE (C)	8	6	N/R	N/R
WINDOW SIGNS	25% of Address Window	Window	N/R	N/R

SPECIAL INSTRUCTIONS

(A) Combined maximum sign area - 8 square feet of permanent signage – permit only

(B) Number of signs permitted for address side of permanent signage - permit only
1 Wall Sign
1 Freestanding Sign

(C) Side Setback - minimum 30'; Front Setback - minimum of 10' to the road right-of-way.

(D) Illumination: NOT PERMITTED except for Churches, Public and Institutional uses.

(E). Additional signs permitted: Identification-one (1) per building, Courtesy and Directional - aggregate signs not to exceed twelve (12) square feet. Public Agency, No Trespassing/Hunting, Garage/Yard Sale no limit.

(F). Sign area exceptions: Building on a corner lot shall be considered to have two (2) front faces. An additional fifty (50%) of the attached address frontage wall sign allotment shall be permitted for the non-address side of the building. Sign allotment is not transferable.

(F). Allowed by SUP for non-residential uses as part of freestanding sign

Shaded = Not Permitted, N/R = Not Regulated, ↑ = Height of wall or 5' below eave, maximum 25'

* = churches, institutional, and public buildings and uses allowed as special uses are permitted one (1) freestanding sign not to exceed twenty-four (24) square feet in area nor more than six (6) feet in height, and not more than (2) wall signs, the sum of which is not to exceed 50 SF.

**= % of Address Window

**= The maximum size of a sign shall be thirty-two (32) square feet when listing two (2) or more firms

CHART 11.10a - SIGNAGE ALLOTMENT – ALL RESIDENTIAL DISTRICTS (R-1, R-2, R-3, R-4, R-5) (D)				
	MAX. AREA PER (SQ. FT.)	MAX. HEIGHT (LINEAR FT.)	MAX. PROJECTION (INCHES)	MIN. HEIGHT (LINEAR FT.)
PERMANENT SIGNAGE PERMIT REQUIRED (A) (B)				
ATTACHED WALL (F)	2	↑	3	N/R
PROJECTED WALL				
AWNING/CANOPY				
MARQUEE				
SUSPENDED				
SUBDIVISION / APARTMENTS / CONDOMINIUM I.D. (C)	12	6	3	N/R
FREESTANDING ELEVATED (C) (H)	* 2	4	N/R	N/R
FREESTANDING GROUND (C) (H)	* 2	4	N/R	Ground
MESSAGE CENTER				
BILLBOARD				
PERMANENT SIGNAGE - NO PERMIT				
COURTESY (C) (E)	•2	6	3	N/R
DIRECTIONAL (E)	2	6	3	N/R
IDENTIFICATION (C) (G)	2	6	3	N/R
PUBLIC AGENCY (C) (E)	2	6	3	N/R
PUBLIC INTEREST (C)	4	6	3	N/R
TEMPORARY SIGNAGE - PERMIT REQUIRED				
A-FRAME SANDWICH BOARD				
AIR/GAS INFLATABLE				
BANNER				
BEACON/SEARCH				
TRAILERS/CART W/WO WHEELS				
WIND SIGNS - PERMITTED				
TEMPORARY SIGNAGE - NO PERMIT				
COMMODITY PREMISES GROWN				
CONSTRUCTION (C)	8**	6	N/R	N/R
CONSTRUCTION DEVELOP. I.D. (C)	32	8		
GARAGE/YARD SALE (C) (E)	2	4	N/R	N/R
GRAND OPENING (C)	8	4	N/R	N/R
MODEL HOME (C)	4	4	N/R	N/R
NEW BUSINESS/OWNER				
NO TRESPASSING/HUNTING (E)	2	4	N/R	N/R
POLITICAL (C)	8	4	N/R	N/R
REAL ESTATE (C)	8	4	N/R	N/R
RENTAL/LEASE (C)	8	4	N/R	N/R
WINDOW SIGNS	25% of Address Window	Window	N/R	N/R

SPECIAL INSTRUCTIONS

(A) Total maximum sign area - 12 square feet of permanent signage – permit only

(B) Number of signs permitted for address side of permanent signage - permit only - 1
1 Wall Sign OR
1 Freestanding Sign

(C) Side Setback - minimum 30';
Front Setback - minimum of 10' to the road right-of-way.

(D) Illumination: NOT PERMITTED except for Churches, Public and Institutional uses.

(E) Additional signs permitted: Identification- one (1) per building, Courtesy and Directional - aggregate signs not to exceed twelve (12) square feet. Public Agency, No Trespassing/Hunting, Garage/Yard Sale no limit.

Sign area exceptions:
(F) Building on a corner lot shall be considered to have two (2) front faces. An additional fifty (50%) of the attached address frontage wall sign allotment shall be permitted for the non-address side of the building.

(G) In R-3 Districts (apartment complexes) the identification signage, per building, shall be limited to four (4) square foot of signage per building.

(H) Churches, Public and Institutional use are permitted one (1) freestanding sign not to exceed 24 square feet

(I). Allowed by SUP for non-residential uses as part of freestanding sign

Shaded = Not Permitted, N/R = Not Regulated, ↑ = Height of wall or 5' below eave, maximum 25'

• = R3 apartments are permitted 4 square feet of Identification signage per building

* = churches, institutional, and public buildings and uses allowed as special uses are permitted one (1) freestanding sign not to exceed twenty-four (24) square feet in area nor more than six (6) feet in height, and not more than (2) wall signs, the sum of which is not to exceed 50 SF. **= The maximum size of a sign shall be thirty-two (32) square feet when listing two (2) or more firms

CHART 11.11a - SIGNAGE ALLOTMENT – BUSINESS DISTRICTS (B-4, B-5, B-6, B-7) (D)				
	MAX. AREA PER (SQ. FT.)	MAX. HEIGHT (LINEAR FT.)	MAX. PROJECTION (INCHES)	MIN. HEIGHT (LINEAR FT.)
PERMANENT SIGNAGE PERMIT REQUIRED (A) (B)				
ATTACHED WALL (F) (G) (H) (I) (K) (M) (P)	50	↑	3	N/R
PROJECTED WALL	50	↑	15	8
PROJECTED	50	↑		
AWNING/CANOPY (M)	25	↑	48	8
MARQUEE	12	↑	48	8
SUSPENDED	15	↑	N/R	8
SUBDIVISION / APARTMENTS / CONDOMINIUM I.D.				
FREESTANDING ELEVATED (C) (I) (J) (L) (N) (O) (P)	100	16	N/R	N/R
FREESTANDING GROUND (C) (J) (L) (N) (P)	100	6	N/R	Ground
MESSAGE CENTER (C)	100	18	3	N/R
BILLBOARD				
PERMANENT SIGNAGE - NO PERMIT				
COURTESY (C) (E)	4	6	3	N/R
DIRECTIONAL (E)	4	6	3	N/R
IDENTIFICATION (C)	2	6	3	N/R
PUBLIC AGENCY (C) (E)	2	6	3	N/R
PUBLIC INTEREST (C)	4	6	3	N/R
TEMPORARY SIGNAGE - PERMIT REQUIRED				
A-FRAME SANDWICH BOARD (C)	6	4	N/R	N/R
AIR/GAS INFLATABLE				
BANNER	40	Wall Height	N/R	N/R
BEACON/SEARCH (C)	N/R	10	N/R	N/R
TRAILERS/CART W/WO WHEELS	32	4	3	N/R
WIND SIGNS - PERMITTED	40	15	N/R	N/R
TEMPORARY SIGNAGE - NO PERMIT				
COMMODITY PREMISES GROWN				
CONSTRUCTION (C)	16*	6	N/R	N/R
CONSTRUCTION DEVELOP. I.D. (C)	32	8	N/R	N/R
GARAGE/YARD SALE (C) (E)	4	6	N/R	N/R
GRAND OPENING (C)	16	6	N/R	N/R
MODEL HOME				
NEW BUSINESS/OWNER (C)	16	6	N/R	N/R
NO TRESPASSING/HUNTING (E)	2	6	N/R	N/R
POLITICAL (C)	16	6	N/R	N/R
REAL ESTATE (C)	16	6	N/R	N/R
RENTAL/LEASE (C)	16	6	N/R	N/R
WINDOW SIGNS	25% of Address Window	Window	N/R	N/R

SPECIAL INSTRUCTIONS
(A) Total maximum sign area – 200 SF of permanent signage – permit only
(B) Number of signs permitted for address side of permanent signage - permit only - 3 2 Wall Sign 1 Freestanding Sign
(C) Side Setback - minimum 20'; Front Setback - minimum of 10' to the road right-of-way.
(D) Illumination: direct and internal permitted
(E). Additional signs permitted: Identification- one (1) per building, Courtesy and Directional - aggregate signs not to exceed twelve (12) SF. Public Agency, No Trespassing/Hunting, Garage/Yard Sale no limit.
Sign area exceptions: (F) Building on a corner lot shall be considered to have two (2) front faces. An additional fifty (50%) of the attached address frontage wall sign allotment shall be permitted for the non-address side of the building. Sign allotment is not transferable
(G) Where a public entrance to the business establishment is also provided at the rear or side of the building from an adjoining off street parking area, one (1) additional attached wall sign will be permitted. The additional signage shall be included in the total allowable square feet for attached wall signs for the frontage address side
SPECIAL INSTRUCTIONS continue next page

Shaded = Not Permitted, N/R = Not Regulated, ↑ = Height of wall or 5' below eave, maximum 25'

*= The maximum size of a sign shall be thirty-two (32) square feet when listing two (2) or more firms

SPECIAL INSTRUCTIONS (cont.)

Sign allotments, in SINGLE BUSINESS located on one (1) parcel

(H). Single Business - Wall Signage: Wall signage is permitted at the rate of one (1) square foot for each lineal foot of building width, length, or height, whichever is greater on the address side. Total signage not to exceed one hundred (100) square feet.

(I). Single Business - Freestanding Signage

- Freestanding signage is permitted at the rate of one (1) square foot for each lineal foot of building frontage on address side, not to exceed one hundred (100) square feet.
- Building with forty (40) lineal feet or less of front footage, address side, are permitted a maximum of forty (40) square feet.

(J). Single Business with buildings over 100,000 square feet are allowed 150 square feet of freestanding signage, and one (1) or two (2) wall signs not to exceed 200 square feet total.

Sign Allotment - (In Integrated Groups of Stores/Businesses).

(K). Integrated Groups - Wall Signage: Wall signage is permitted at the rate of one (1) square foot of signage for each lineal foot of building frontage, depth or height, whichever is greater each user occupies on the address side. Signage not to exceed one hundred (100) square feet.

(L). Integrated Groups - Freestanding

- Freestanding signage is permitted at the rate of one (1) square foot of signage for each lineal foot of the TOTAL building frontage, on the address side, not to exceed one hundred fifty (150) square feet.
- Maximum permitted height 18 feet.

Gasoline Filling Station - Signage -

(M). Gasoline Filling Station -Wall/Canopy Signage

- Wall/Canopy Signage permitted at the rate of one (1) square foot for each lineal foot of building frontage, on the address side, not to exceed fifty (50) square feet.
- Total number of signs permitted shall not exceed 6 signs or emblems.

(N). Gasoline Filling Station - Freestanding Signage:

- Freestanding signage is permitted at the rate of one (1) square foot for each lineal foot of building frontage on address side, not to exceed one hundred (100) square foot.
- Signage permitted shall include the changeable copy signs.

(O) Freestanding Elevated Height Exceptions: A business building located totally within five hundred (500) feet of the nearest edge of the intersection of an expressway and local street (not including ramps) shall be permitted one (1) freestanding sign not to exceed sixteen (16) feet above the highest point of the expressway roadbed at the intersection.

(P)Where a ground sign is installed in lieu of an elevated sign, the applicant shall be entitled to an additional 32 SF of signage as follows (Ord 2002-03):

- One additional wall sign up to 32 SF.
- 32 SF may be distributed among any or all permitted permanent wall signs, no wall sign shall exceed 82 SF.
- Total aggregate for permanent signs as allowed in 11.11.A may be increased to 232 SF.

CHART 11.12a - SIGNAGE ALLOTMENT – INDUSTRIAL DISTRICTS (I-1, I-2) (D)				
	MAX. AREA PER (SQ. FT.)	MAX. HEIGHT (LINEAR FT.)	MAX. PROJECTION (INCHES)	MIN. HEIGHT (LINEAR FT.)
PERMANENT SIGNAGE PERMIT REQUIRED (A) (B)				
ATTACHED WALL (F) (H) (I)	60	↑	3	N/R
PROJECTED WALL	60	↑	15	8
PROJECTED				
AWNING/CANOPY (M)	0	↑	48	8
MARQUEE				
SUSPENDED				
SUBDIVISION / APARTMENTS / CONDOMINIUM I.D.				
FREESTANDING ELEVATED				
FREESTANDING GROUND (C) (G) (I)	60	6	N/R	Ground
MESSAGE CENTER				
BILLBOARD	300	25	3	10
PERMANENT SIGNAGE - NO PERMIT				
COURTESY (C) (E)	2	6	3	N/R
DIRECTIONAL (E)	2	6	3	N/R
IDENTIFICATION (C)	2	6	3	N/R
PUBLIC AGENCY (C) (E)	2	6	3	N/R
PUBLIC INTEREST (C)	4	6	3	N/R
TEMPORARY SIGNAGE - PERMIT REQUIRED				
A-FRAME SANDWICH BOARD				
AIR/GAS INFLATABLE				
BANNER				
BEACON/SEARCH				
TRAILERS/CART W/WO WHEELS				
WIND SIGNS - PERMITTED				
TEMPORARY SIGNAGE - NO PERMIT				
COMMODITY PREMISES GROWN				
CONSTRUCTION (C)	16*	6	N/R	N/R
CONSTRUCTION DEVELOP. I.D. (C)	32	8	N/R	N/R
GARAGE/YARD SALE				
GRAND OPENING (C)	16	6	N/R	N/R
MODEL HOME (C)			N/R	N/R
NEW BUSINESS/OWNER (C)	16	6	N/R	N/R
NO TRESPASSING/HUNTING (E)	2	6	N/R	N/R
POLITICAL (C)	16	6	N/R	N/R
REAL ESTATE (C)	16	6	N/R	N/R
RENTAL/LEASE (C)	16	6	N/R	N/R
WINDOW SIGNS	25% of Address Window	Window	N/R	N/R

SPECIAL INSTRUCTIONS
(A) Total maximum sign area – 100 SF of permanent signage – permit only
(B) Number of signs permitted for address side of permanent signage - permit only - 2 2 Wall Sign OR 1 Freestanding and 1 Wall Sign
(C) Side Setback - minimum 30'; Front Setback - minimum of 10' to the road right-of-way.
(D) Illumination: direct and internal permitted
(E). Additional signs permitted: Identification- one (1) per building, Courtesy and Directional - aggregate signs not to exceed twelve (12) SF. Public Agency, No Trespassing/Hunting, Garage/Yard Sale no limit.
Sign Allotments: (F) Wall signs: Attached and projected signs, for single industries will be permitted the rate of one (1) square foot for each lineal foot of building frontage on address side, not to exceed forty (40) square feet
(G) Freestanding ground sign for a single business and integrated businesses will be permitted signage at the rate of one (1) square foot of building frontage, address side, not to exceed forty (40) square feet
SPECIAL INSTRUCTIONS continue next page

Shaded = Not Permitted, N/R = Not Regulated, ↑ = Height of wall or 5' below eave, maximum 25'
 *= The maximum size of a sign shall be thirty-two (32) square feet when listing two (2) or more firms

SPECIAL INSTRUCTIONS (cont.)

Sign Area Exceptions:

(H) Corner lots shall be considered to have two front faces. An additional fifty (50%) percent of the attached address frontage wall sign allotment will be permitted for the non-address side of the business. Sign allotment is not transferable.

(I) Where a public entrance to the building establishment is also provided at the rear or side of the building from an adjoining off street parking area, one (1) additional attached wall sign will be permitted. The additional signage shall be included in the total allowable square feet for attached wall signs for the frontage address

(J) Industrial Park Identification Sign: Industrial Park shall be permitted one (1) freestanding ground sign. Maximum of sixty (60) square feet shall include the name of the Industrial Park. The sign shall be located at or near the entrance to the park.

CHART 11.12a - SIGNAGE ALLOTMENT – OFFICE SERVICE DISTRICTS (OS) (D)				
	MAX. AREA PER (SQ. FT.)	MAX. HEIGHT (LINEAR FT.)	MAX. PROJECTION (INCHES)	MIN. HEIGHT (LINEAR FT.)
PERMANENT SIGNAGE PERMIT REQUIRED (A) (B)				
ATTACHED WALL (F) (H) (I)	25	↑	3	N/R
PROJECTED WALL	25	↑	15	8
PROJECTED	25	↑	48	8
AWNING/CANOPY (M)	25	↑	48	8
MARQUEE				
SUSPENDED				
SUBDIVISION / APARTMENTS / CONDOMINIUM I.D.				
FREESTANDING ELEVATED				
FREESTANDING GROUND (C) (G) (I)	50	6	N/R	Ground
MESSAGE CENTER				
BILLBOARD				
PERMANENT SIGNAGE - NO PERMIT				
COURTESY (C) (E)	4	6	3	N/R
DIRECTIONAL (E)	4	6	3	N/R
IDENTIFICATION (C)	2	6	3	N/R
PUBLIC AGENCY (C) (E)	2	6	3	N/R
PUBLIC INTEREST (C)	4	6	3	N/R
TEMPORARY SIGNAGE - PERMIT REQUIRED				
A-FRAME SANDWICH BOARD (C)	6	4	N/R	N/R
AIR/GAS INFLATABLE				
BANNER				
BEACON/SEARCH (C)				
TRAILERS/CART W/WO WHEELS	32	4	3	N/R
WIND SIGNS - PERMITTED	40	15	N/R	N/R
TEMPORARY SIGNAGE - NO PERMIT				
COMMODITY PREMISES GROWN				
CONSTRUCTION (C)	16*	6	N/R	N/R
CONSTRUCTION DEVELOP. I.D. (C)	32	8	N/R	N/R
GARAGE/YARD SALE (C) (E)	4	6	N/R	N/R
GRAND OPENING (C)	16	6	N/R	N/R
MODEL HOME				
NEW BUSINESS/OWNER (C)	16	6	N/R	N/R
NO TRESPASSING/HUNTING (E)	2	6	N/R	N/R
POLITICAL (C)	16	6	N/R	N/R
REAL ESTATE (C)	16	6	N/R	N/R
RENTAL/LEASE (C)	16	6	N/R	N/R
WINDOW SIGNS	25% of Address Window	Window	N/R	N/R

SPECIAL INSTRUCTIONS

(A) Total maximum sign area – 100 SF of permanent signage – permit only

(B) Number of signs permitted for address side of permanent signage - permit only - 3
2 Wall Sign
1 Freestanding ground sign

(C) Side Setback - minimum 20';
Front Setback - minimum of 10' to the road right-of-way.

(D) Internal permitted for free standing ground sign only, wall sign illumination not permitted.

(E) Additional signs permitted: Identification- one (1) per building, Courtesy and Directional - aggregate signs not to exceed twelve (12) SF. Public Agency, No Trespassing/Hunting, Garage/Yard Sale no limit.

Sign Area Exceptions:

(F) Building on a corner lot shall be considered to have two (2) front faces. An additional fifty percent (50%) of the attached address frontage wall sign allotment shall be permitted for the non-address side of the building. Sign allotment is not transferable.

(G) Where a public entrance to the office building is also provided at the rear or side of the building from an adjoining off street parking area, one (1) additional attached wall sign will be permitted indicating the public entrance

SPECIAL INSTRUCTIONS continue next page

Shaded = Not Permitted, N/R = Not Regulated, ↑ = Height of wall or 5' below eave, maximum 25'

*= The maximum size of a sign shall be thirty-two (32) square feet when listing two (2) or more firms

SPECIAL INSTRUCTIONS (cont.)

Sign allotments, in SINGLE TENANT OFFICE BUILDING

(H). Single Tenant - Wall Signage: Wall signage is permitted at the rate of one (1) square foot for each lineal foot of building width, length, or height, whichever is greater on the address side, not to exceed 25 square feet per wall sign. Total signage not to exceed one fifty (50) square feet.

(I). Single Tenant - Freestanding Signage

- Freestanding signage is permitted at the rate of one (1) square foot for each lineal foot of building frontage on address side, not to exceed fifty (50) square feet.
- Building with forty (40) lineal feet or less of front footage, address side, are permitted a maximum of forty (40) square feet.

Sign Allotment - (In Multiple Tennant office buildings).

(J). Multiple Tennant office buildings - Wall Signage: Wall signage is permitted at the rate of one (1) square foot of signage for each lineal foot of building frontage, width or height, whichever is greater each user occupies on the address side. Signage not to exceed one twenty five (25) square feet per tenant. Square footage is not transferable from one tenant to another, or from unoccupied to occupied suits..

(L). Multiple Tennant office buildings - Freestanding

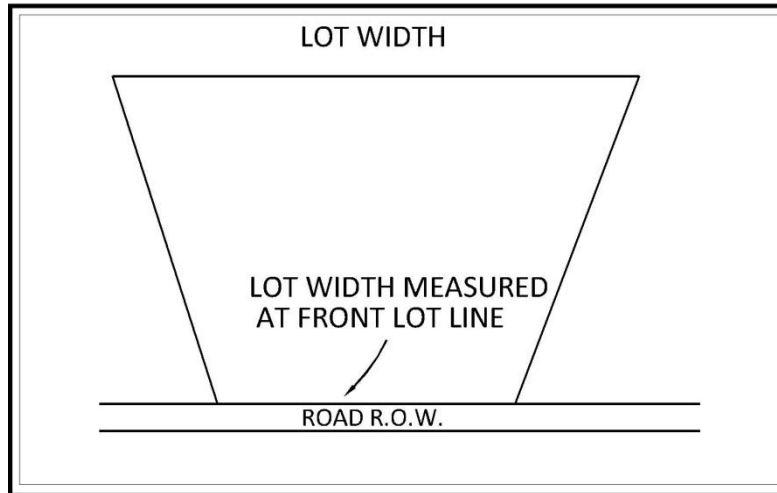
- Freestanding signage is permitted at the rate of one (1) square foot of signage for each lineal foot of the TOTAL building frontage, on the address side, not to exceed seventy five (75) square feet.
- Ground signs only.

Article II: Article 3 of the Union Charter Township Zoning Ordinance is hereby modified as shown below:

Add

3.43.1 LOT WIDTH

The horizontal distance between side lot lines measured at the front lot line



Modify

3.13 BILLBOARDS AND SIGNS as follows

Delete the following terms

L. Construction Identification: A sign which identifies the name of project developers, contractors, engineers, and architects on a site being developed. Only for projects that require a site plan review.

S. Electric Sign: Any sign containing electrical wiring, but not including illumination by exterior light sources, such as floodlights.

WW. Pylon Sign: A sign which is supported by one or more columns, uprights, poles or braces extended from the ground or from an object on the ground, or a sign which is erected on the ground, provided that no part of the sign is attached to any part of any building, structure or other sign. Pylon sign includes a pole sign, pedestal sign and ground sign.

Modify the following terms

II. Marquee Sign: A sign attached to a marquee.

JJ. Message Center Sign: Any structure utilizing an illuminated message capable of being programmed or changed electronically including time and temperature.

PP. Pennant: Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind. SEE WIND SIGN.

QQ. Political Signs: A temporary sign announcing or supporting candidates or issues in connection with any national, state, or local election

Add the following terms

KK. Model Home Sign: A sign identifying a model home in a residential development.

NN. On-Premises: Signs that

- Identify the business conducted on the property; or
- Identify a product sold by the business conducted on the property; or
- Identify a service of the business conducted on the property; or
- Identify a product made by the business conducted on the property; or
- Identify the name, address, and telephone number of the occupant of the premises;

ARTICLE III. This ordinance and its various articles, paragraphs and clauses thereof are hereby declared to be severable. If any article, paragraph or clause is adjudged unconstitutional or invalid, the remainder of this amendatory ordinance shall not be affected thereby.

ARTICLE IV. All ordinances and provisions of ordinances of the Charter Township of Union in conflict herewith are hereby repealed.

ARTICLE V. This amendatory ordinance shall be published as required by law and shall take effect 7 days after publication.