

ARTICLE 9 SIGNS

Section 9.01 Purpose.

The primary function of signage, as it relates to this Ordinance, is to identify a particular use or business occupying a lot or building in the Township. The Township further finds that reasonable use of signage promotes commerce in the Township. However, unrestricted signage does not benefit individual businesses or property owners, or the community as a whole, because a proliferation of signs in the Township would unduly distract or endanger motorists and pedestrians; cause the deterioration of business or residential areas; obstruct vision; negatively impact property values; and reduce the effectiveness of both business signage and signs needed to direct and warn the public.

It is the intent of this Article that all signs be designed, constructed, and maintained in a manner appropriate in appearance with the intended character of their vicinity so as not to adversely affect the intended character of the zoning district where the sign is located. The provisions of this Article shall be considered to be the minimum necessary to meet the intent and purposes of this Article and Ordinance, and to promote and protect the public health, safety, comfort, morals, and convenience. The further purposes of this Article are to:

1. Encourage free expression of ideas and dissemination of messages in accordance with applicable law, using signs that are compatible with their surroundings and legible under the circumstances in which they are designed to be seen.
2. Regulate the construction, alteration, repair, and maintenance of all signs with respect to safety, location, dimensions, height, and method of illumination.
3. Permit such signs as will not, by reason of their size, location, or manner of display, endanger public health or safety; confuse or mislead traffic; or obstruct vision necessary for traffic and pedestrian safety.
4. Minimize the proliferation of visual clutter and preserve the appearance of the Township by preventing the placement of oversized signs that are out of scale with surrounding buildings and uses.
5. Require timely removal of temporary, damaged, and unsafe signs.
6. Prohibit certain signs which, due to their size, design or placement, have a detrimental impact on the character of their surroundings or the appearance of the Township.
7. Seek the removal of unlawful and abandoned signs, and encourage the replacement or removal of nonconforming signs that are incompatible with the purpose of this Article.

Section 9.02 General Standards.

The following general standards shall apply to signs in all zoning districts:

A. Compliance Required.

Signs erected, altered, and maintained in the Township shall conform to the standards of this Article. In no case shall any sign exceed the maximum sign height and sign area standards that apply to the type of sign or an equivalent sign regulated by this Article.

B. Standards of Measurement.

Dimensional standards and measurements for signs shall be subject to the following:

1. **Sign height.** The distance from the average level of the ground or pavement directly below the sign to the highest point of the sign structure, including any supportive or decorative elements (see illustration).
2. **Sign setback.** Setbacks shall be measured from the closest road right-of-way or front lot line to the nearest edge of the sign.
3. **Sign area.** Measurements of permitted sign area shall be in accordance with the following standards:
 - a. The surface area of a sign shall include the total area within a regular geometric figure (circle, triangle, rectangle or square) enclosing the extreme limits of letters, symbols or other materials forming an integral part of the display, plus the surface area of any board, panel, or similar sign copy area to which the letters, symbols or other materials are attached (see illustration).
 - b. For an internally illuminated sign, the entire illuminated surface area of a sign face shall be included in the measurement of sign area.
 - c. Where two (2) sign faces with identical sign areas are placed back to back no more than 18 inches apart, then the sign area shall equal the area of one (1) face.
 - d. Where two (2) sign faces with different sign areas are placed back to back no more than 18 inches apart, then the sign area shall equal the area of the larger face.
 - e. Where two (2) sign faces are placed more than 18 inches apart at any point, then the sign area shall equal the total area of all sign faces.
 - f. Where a sign has more than two (2) sign faces, then the sign area shall equal the total area of all sign faces.
4. **Signable area.** The signable area of a building shall equal the area of the building's street level façade (see illustration).

- a. **Signable area for multi-tenant buildings.** Where more than one business or use occupies space on the street level façade, the total signable area allowed for the building shall be divided among the businesses or uses in proportion to the size of each occupied space.
- b. **Signable area for buildings on corner lots.** Where a building has two (2) or more street level facades (such as on a corner lot), each street level façade shall be considered as a separate signable area for purposes of this Article (e.g. - A building that faces two (2) road rights-of-way shall have two (2) signable areas).

C. Construction and Maintenance.

All signs shall be constructed or installed in compliance with the State Construction Code and other applicable building, fire, and electrical codes; shall be maintained in good repair and working order; and shall present a neat and orderly appearance. All signs shall be of sturdy construction to withstand normal natural elements, and shall be properly maintained at all times.

1. Non-galvanized or corrosion-prone materials shall be painted as necessary to prevent corrosion.
2. All sign faces shall be smooth, and no nails, tacks or wires shall be permitted to protrude from any sign. This shall not exclude the use of block letters, decorative elements or other devices that may extend over or in front of the sign structure.
3. Building-mounted and ground signs shall be maintained with all necessary structural and decorative components, including supports, sign frame, and electrical equipment. Signs that are in a ripped or worn condition shall be classified as damaged signs for purposes of this Article.
4. All sign copy areas shall be intact, and illuminated signs shall be capable of immediate illumination. Signs with damaged, incomplete or missing sign copy areas or non-functional or damaged illumination elements shall be classified as damaged signs for purposes of this Article.

D. Placement Requirements.

The following placement standards shall apply to all signs:

1. No sign may extend above any parapet or be placed upon, cantilevered over or otherwise suspended above any roof surface. For purposes of this Article, roof surfaces constructed at an angle of 75 degrees or more from horizontal (such as mansard roofs) shall be regarded as wall space.
2. No sign attached to a building, other than a permitted awning sign, shall project more than one (1) foot from the building wall.

3. Signs shall not be located within nor extend over any road right-of-way or corner clearance area, except where specifically authorized by this Article. This restriction shall include any future planned rights-of-way, as defined by the master transportation plans for the Township, or county or state road authorities.
4. All signs shall be set back at least ten (10) feet horizontal distance from any utility pole, overhead wire, transformer or streetlight.

E. Hazards and Obstructions.

Signs shall not be designed or maintained in a manner that would confuse or mislead motorists or pedestrians, create traffic or pedestrian hazards, obstruct free and clear vision or interfere with any traffic control device. No sign shall be erected or maintained so as to prevent ingress or egress from any door, window or fire escape. No sign of any kind shall be attached to a standpipe, fire escape or other means of ingress or egress.

F. Use.

All signs shall be accessory to the principal use of the lot where the sign is located, and shall not impair the use of adjacent properties. Any sign permitted by this Article may contain a non-commercial message.

G. Illumination.

Internal and external sign illumination shall be permitted, subject to the following:

1. **External sign illumination.** Where permitted under this Article, external illumination of signs shall be subject to the following:
 - a. The light source(s) shall be fully shielded to prevent upward illumination or glare, directed towards the sign face, and designed to concentrate all light on the sign copy area (see illustration); and
 - b. The light source(s) shall be arranged and shaded so as not to project onto the public right-of-way and interfere with traffic or project onto adjacent property.
2. **Internal sign illumination.** Where permitted under this Article, internal illumination of signs shall be subject to the following:
 - a. The sign faces shall be more than fifty percent (50%) covered by semi-opaque colors and materials with a color value and saturation of fifty percent (50%) or higher (see illustration).
 - b. Sign illumination intensity shall not exceed three (3) footcandles as measured ten (10) feet from the sign.
 - c. Internal illumination of signs accessory to Rural Uses and Residential Uses shall be prohibited.

3. **Other Limitations.** Sign illumination shall be provided solely by electrical means or devices, and shall not be of a flashing, intermittent, moving or animated type. Illumination involving searchlights, strings of lights or movements of lights or other devices shall be prohibited.

H. Changeable Copy Area.

A changeable copy area shall be allowed as part of a permitted sign, provided that the changeable copy area shall not exceed fifty percent (50%) of the total sign area.

I. Animated Copy Prohibited.

To minimize visual distractions and hazards for motorists, pedestrians, and property; animated copy, as defined in Section 17.03 (Definitions), shall be prohibited as part of any sign allowed under this Ordinance.

Section 9.03 Signs Allowed Without a Certificate.

The following signs are exempt from Section 9.10 (Certificates of Zoning Compliance for Signs) requirements, and shall be permitted accessory to a permitted use in any zoning district. Such signs shall be subject to all other applicable standards of this Article:

A. Off-Site Seasonal Signs.

Seasonal signs accessory to an active farm operation in the Township that sells agricultural goods or products grown or produced and sold on the farm operation site shall be permitted off-site on other private lands located in any Rural, Rural Residential or Business District with the permission of the property owner and subject to the following:

1. Such signs shall not exceed 36 square feet in area per sign, and no more than four (4) off-site signs shall be permitted per farm.
2. Such signs shall be set back a minimum of 10 feet from all road rights-of-way, and a minimum of 500 feet from the centerlines of the intersection of two (2) or more roads.
3. A maximum of two (2) such signs shall be permitted at any road intersection.
4. Such signs shall be removed by the property or business owner, agent or person responsible for creating or placing the sign on the lot within seven (7) calendar days following completion or discontinuation of the event, action or activity to which the sign pertains.

B. Temporary Signs Within Road Rights-of-Way.

Temporary signs proposed to be located within or over road rights-of-way, including street banners or signs associated with a public event or festival, shall be subject to Township Board approval. The Township Board may establish policies for the display

and removal of such signs, and may require payment of an inspection fee or performance guarantee to ensure timely removal. Placement in the right-of-way shall be consistent with Washtenaw County Road Commission requirements.

C. Address Numbers and Nameplate.

All principal buildings shall display their assigned address number in a manner legible from the road right-of-way. In addition, one (1) nameplate shall be permitted per principal building to provide for the further identification of the building, use or occupants. The nameplate shall not exceed four (4) square-feet in area, and shall be attached flat against the building wall.

D. Construction Signs.

Temporary construction signs shall be subject to the following:

Standards	Construction Signs
Maximum number of permitted signs	One (1) sign per road frontage of the zoning lot.
Minimum required setbacks	Outside of any road rights-of-way and 10 feet from the edge of pavement for any internal access drive.
Maximum sign area	32.0 square feet
Maximum sign height	6.0 feet
Method of illumination	External light sources only.
Display period	The sign shall not be erected prior to final site plan or final preliminary plat approval, and shall be removed within 14 calendar days of completion of the project's final phase, or upon expiration of site plan or permit approval.

E. Other Temporary Signs.

Temporary signs not otherwise provided for in this Section shall be subject to the following:

- Maximum height and sign area.** Such temporary signs shall be permitted in accordance with the following table of standards for maximum permitted height and total sign area per lot:

Zoning District Name		Maximum Sign Area for All Signs	Maximum Sign Height
Rural Districts	R-C, A-1, and A-2	36.0 square feet	6.0 feet
Rural Residential Districts	R-1 and R-2	18.0 square feet	5.0 feet

Zoning District Name		Maximum Sign Area for All Signs	Maximum Sign Height
Urban Residential Districts	R-3, R-4, R-6, and R-7	12.0 square feet	5.0 feet
Business Districts	C-1, C-2, and O-1	24.0 square feet	6.0 feet
Other District	PSP	18.0 square feet	5.0 feet
Special Districts	PC	18.0 square feet	5.0 feet
	NSC	24.0 square feet	6.0 feet
	VC	18.0 square feet	5.0 feet
	MS	none	none
	PM	18.0 square feet	5.0 feet
	OSP	36.0 square feet	6.0 feet

2. **Removal.** Such signs shall be removed by the property or business owner, agent or person responsible for creating or placing the sign on the lot within seven (7) calendar days following completion or discontinuation of the event, action or activity to which the sign pertains.
3. **Right-of-way.** Such temporary signs shall be located outside of all road rights-of-way.
4. **Damaged or unsafe temporary signs.** The owner, agent or person responsible for creating or placing the sign on the lot shall immediately remove such signs determined by the Zoning Inspector to be in a damaged or unsafe condition. Failure to remove a sign in such condition shall be considered a violation of this Ordinance.
5. **Additional standards for portable signs.** The following additional requirements shall apply to portable signs (see illustration - also referred to as "sandwich board" signs):
 - a. Portable signs shall only be permitted accessory to principal Commercial Uses as specified in Article 4.0 (Land Use Table).
 - b. Portable signs shall be constructed of plastic, metal or similar weather-resistant materials, and shall be maintained in a neat and orderly condition. Use of plywood, cardboard or paper shall be prohibited.
 - c. A maximum of one (1) portable sign shall be permitted per lot or parcel.
 - d. Portable signs shall not exceed five (5) feet in height, three (3) feet in width, and 15 square feet in sign area per sign face.

- e. Such signs shall be located outside of all road rights-of-way, and shall be set back a minimum of ten (10) feet from the curblineline or pavement edge of any roadway.
- f. No portable sign shall be located in such a manner as to interfere with vehicular or pedestrian movement or visibility.
- g. Portable signs shall only be displayed during regular business hours for the use.

F. Other Signs and Sign-Related Activities.

The following types of signs and sign-related activities shall be permitted accessory to a permitted use in any zoning district:

- 1. Painting, servicing, cleaning, normal maintenance, and minor repairs of an existing sign, provided that the approved design is not altered and all work is in compliance with applicable Ordinance requirements.
- 2. One (1) window sign accessory to a principal non-residential use not exceeding four (4) square-feet in area and may be illuminated. Additional window signs may be permitted in accordance with Section 9.05 (Building Mounted Signs).
- 3. Memorial signs, tablets or markers that are cut into the face of masonry surfaces or constructed of bronze or other incombustible materials, and are located flat on the façade wall of a building.
- 4. Flags bearing the official design of a nation, state, municipality, educational institution, award or non-profit organization; and pennants installed by the Township on or over public roads.
- 5. Signs of a duly constituted governmental body; signs required to be maintained by law or governmental order, rule or regulation; signs identifying public access, municipal facilities and similar official markers; and incidental signs displayed for the direction, safety or convenience of the public.
- 6. Traffic safety and control and similar signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices; and essential service signs denoting utilities, hazards, and precautions.
- 7. Signs on the interior of a building not legible from the building exterior, and other incidental signs not visible from public road rights-of-way.
- 8. Changes to sign copy within an approved changeable copy area.
- 9. Signs required per Section 1.14 (Public Hearing Procedures).
- 10. Incidental signs carried by or affixed to clothing worn by persons; and incidental signs on vehicles, trailers, and similar transitory devices that are in motion or

associated with and regularly used in the course of conducting the principal use located on the premises.

Section 9.04 Signs Allowed With a Certificate.

The following signs shall be permitted accessory to a permitted use in any zoning district, subject to approval of a Certificate of Zoning Compliance in accordance with Section 9.10 (Certificates of Zoning Compliance for Signs):

A. Site Entry Features with Signage.

Site entry features with signage may be erected at the entrance to a residential subdivision, condominium or multiple-family development; manufactured housing park; or multi-tenant office, research or business campus, subject to the following (see illustration):

1. Site entry features may consist of walls, columns, gates, and similar design elements, and may be located within required yard setback areas. Site entry features shall be located outside of any road rights-of-way and a minimum of ten (10) feet from the edge of pavement for any internal access drive.
2. The Planning Commission shall have approved the location, design, and maintenance provisions for the site entry features as part of final site plan approval. Site entry features proposed to be added to an existing site shall be subject to Planning Commission approval of an amended final site plan.
3. The location and design of an entrance structure shall not interfere with pedestrian, bicycle, or vehicular traffic movement, and shall conform to the requirements of Section 3.208 (Corner Clearance Zones).
4. A maximum of one (1) sign shall be permitted on a site entry features per side of a road entrance from a public road classified as a primary roadway by the master transportation plans of the Township, or county or state road authorities, subject to the following:

Standards	Site Entry Features with Signage
Maximum sign area	28.0 square feet per sign
Maximum sign height	6.0 feet
Method of illumination	External light sources only.

B. Building Directory.

Where a single building on a single lot is occupied by more than one (1) business, dwelling or other use above the street level façade (such as a multiple-tenant office or commercial building), a building directory sign may be erected on the street level façade for these uses, subject to the following (see illustration):

1. The building directory shall be separate from any permitted signs accessory to the uses occupying the street level façade.
2. The maximum sign area shall not exceed three percent (3%) of the signable area of the building.
3. Illumination of such signs shall be limited to external light sources.

Section 9.05 Building-Mounted Signs.

The intent of this Section is to establish consistent and reasonable standards for the location, size and range of permitted types of signs located on buildings in the Township. The following standards shall apply to building-mounted signs in any zoning district:

Standards	Type of Permitted Signs			
	Wall	Awning	Projecting	Window
Permit required?	yes	yes	yes	no
Internal or external illumination permitted?	yes	yes	yes	no
Maximum number of sign faces per building-mounted sign	one (1)	one (1)	one (1)	one (1)
Minimum sign height	none	7.5 feet	8.0 feet	none
Maximum permitted sign area of all building-mounted signs	10% of the signable area of the building space occupied by the use			10% of the street level window surface area

1. **Certificate approval.** Approval of a Certificate of Zoning Compliance per Section 9.10 (Certificates of Zoning Compliance for Signs) shall be required to erect, alter or relocate a wall or awning sign in the Township.
2. **Window signs.** Window signs shall be restricted to interior window surfaces. A Certificate of Zoning Compliance shall not be required for permitted window signs under this Section.
3. **Location.** All building-mounted signs shall be located entirely within the street level façade(s).
4. **Rear public entrance sign.** One (1) additional building-mounted sign not exceeding four (4) square feet in area shall be permitted for each rear public entrance. This sign area shall be in addition to the building-mounted sign area otherwise permitted under this Section.
5. **Painted wall signs.** Signs applied with paint or similar substance on an exterior surface of a structure shall be considered a building-mounted sign

subject to the standards of this Section. Prior to painting a sign on a wall, the wall surface shall be freshly painted with a continuous base color.

6. **Awning signs.** Awning signs shall be restricted to the surface area of the awning's valance, which is the band of material hanging perpendicular to the ground (see illustration). Awning materials for an internally illuminated awning sign shall be opaque, except for any permitted sign area.
7. **Residential uses.** Building-mounted signs shall be prohibited accessory to RESIDENTIAL USES in any zoning district.
8. **Projecting signs.** Projecting signs shall be further subject to the following (see illustration):
 - a. Such signs shall project from the wall at an angle of 90 degrees.
 - b. A maximum of one (1) projecting sign shall be permitted per use, with a maximum sign area of 24 square feet per sign face.
 - c. Such signs shall be secured to the building by metal anchors, bolts, supports, rods or braces.
 - d. Projecting signs may extend out from the building wall a maximum of five (5) feet, and shall be pinned away from the building wall at least six (6) inches.
 - e. No part of the sign extends into or over a road right-of-way.

Section 9.06 Ground Signs.

The intent of this Section is to establish consistent and reasonable standards for the height, location and size of ground signs in the Township, and to minimize the proliferation of excessive or out-of-scale ground signage that would compete for the attention of motorists, or create traffic hazards or visual blight within the Township. The following shall apply to ground signs accessory to non-residential uses in any zoning district:

A. Ground Sign Standards.

Maximum Ground Sign Height	Minimum Sign Setback from Buildings and Road Rights-of-Way	Maximum Sign Area per Ground Sign	Maximum Number of Ground Signs per Zoning Lot
10 feet	equal to actual sign height	36 square feet	1

1. Approval of a Certificate of Zoning Compliance per Section 9.10 (Certificates of Zoning Compliance for Signs) shall be required to erect, alter or relocate a ground sign in the Township.
2. Ground signs shall be prohibited within corner clearance areas, as defined in Section 3.208 (Corner Clearance Zones).
3. Setbacks shall be measured from the near edge of the planned future road right-of-way, as defined by the master transportation plans of the Township, or county or state road authorities.
4. A maximum of two (2) sign faces shall be permitted per ground sign.
5. No part of a ground sign shall be located within a required side yard or within ten (10) feet of a side lot line.
6. Ground sign shall be set back a minimum of 50 feet from any existing residential dwellings on abutting zoning lots.
7. No ground sign shall be placed in such a manner as to prevent any motorist on a curve of a road from obtaining a clear view of approaching vehicles for a distance of 500 feet along the road.

B. Permitted Modifications.

The following modifications to the standards of this Section have been established to:

1. Preserve the character and appearance of the Township's lower intensity use districts through more restrictive standards;
2. Ensure that permitted signage is in reasonable proportion to the land use intensity; and
3. Provide for the specific signage needs of multi-tenant shopping centers and uses that abut primary roadways as defined by the master transportation plans of the Township, or county or state road authorities.

Modifiers shall be cumulative down each column of the following table, as applied to a particular land use or zoning lot:

		Maximum Sign Height	Minimum Sign Setback	Maximum Sign Area per Sign	Maximum Number of Signs
Permitted Modifiers		10 feet	equal to actual sign height	36 square feet	1
Cumulative Modifiers	Located in the R-C, A-1, A-2 or OSP Districts	- 4 feet	no change	- 18 square feet	no change
	Located in the R-1 or R-2 Districts	- 4 feet	no change	- 12 square feet	no change
	Located in the R-3, R-4, R-6 or R-7 Districts	- 2 feet	no change	- 12 square feet	no change
	Located in the PSP or VC Districts	- 2 feet	no change	- 8 square feet	no change
	Total lot frontage on all public road rights-of-way is less than 100 feet	no change	no change	- 8 square feet	no change
	Total lot frontage on all public road rights-of-way exceeds 500 feet	no change	no change	no change	+ 1 additional sign
	Sign abuts a primary paved roadway with a posted speed limit greater than 50 miles per hour	+ 2 feet	no change	+ 18 square feet	no change
	Sign abuts a public road with an existing right-of-way width greater than 90 feet	+ 2 feet	no change	+ 8 square feet	no change
	Lot is occupied by a multi-tenant office building, shopping center or similar group of at least five (5) independent non-residential uses	no change	no change	+ 24 square feet	no change
Total Permitted with Modifiers:		_____ feet	_____ feet	_____ square feet	_____ sign(s)

Section 9.07 Signs in the Special Districts.

Signs permitted in the Special Districts shall be subject to the following additional standards:

A. Medical Services (MS) District.

Signs within the MS Special District are subject to the following regulations:

1. In addition to the issuance of a Certificate of Zoning Compliance, all building-mounted signs and ground signs regulated by this Article shall require site plan approval from the Planning Commission to ensure that a coordinated approach to signage within the site is provided, and that all signage is consistent with the intended character of the MS District and the purposes of this Article.
2. Signs that have been approved as part of the site plan review process may be modified without additional review by the Planning Commission if the modification does not:
 - a. Increase the size of the sign by more than ten percent (10%);
 - b. Alter the placement of the sign by more than 15 feet in any direction; or
 - c. Add illumination or increase the existing illumination of the sign.
3. The modified sign shall conform to all applicable requirements of this Article.
4. The Planning Commission may require that information for other existing or planned signage be provided as part of the site plan approval.
5. Section 9.13 (Sign Exceptions) shall not apply to signs in the MS District.

B. Planned Community (PC) District.

Signs within a PC Special District shall conform to all applicable requirements of this Article and the approved PC Area Plan, final site plan, and any conditions of approval.

1. Modifications from the sign standards of this Article may be approved by the Township as part of the approval of a Planned Community (PC) development.
2. Any proposed modifications shall be approved as part of the PC Area Plan.
3. The location, size, height, and other details of signs subject to approved modifications from the sign standards of this Article shall be shown on the final site plan.
4. Where a conflict exists between the standards of this Article and an approved PC Area Plan, final site plan or any conditions of approval, the provisions of the approved Planned Community (PC) development shall govern.
5. Section 9.13 (Sign Exceptions) shall not apply to signs in an approved PC District.

C. Other Special Districts.

Signs within all other Special Districts shall conform to all applicable requirements of this Article.

Section 9.08 Billboards.

Billboard signs, as defined in Section 17.03 (Definitions), shall be subject to the following:

A. Findings.

The Township has made the following determinations related to billboard signs:

1. The placement of signs on lots or structures in the Township that exceed the maximum permitted standards of this Article for ground signs would result in visual pollution and obstructions of light and air for adjoining lots and uses, and would be inappropriate to the intended character and sound development of Superior Charter Township.
2. Unrestricted display of billboard signs along primary roadways as classified by the master transportation plans of the Township or county or state road authorities would lessen the effectiveness of signs allowed under this Article, create visual clutter, compete for the visual attention of motorists, and increase hazards for motorists and pedestrians.
3. Billboard signs are not appropriate in the Rural Districts and Rural Residential Districts, because such signs would detract from the visual appearance and rural/recreational character of these zoning districts, which is attractive to visitors and residents and a benefit to the local agricultural economy.
4. Billboard signs are not appropriate in the Urban Residential Districts and the Special Districts where Residential Uses are permitted, because the intense commercial nature of the advertising activity would be harmful to property values and incompatible with quality of life in residential areas.
5. Billboard signs are not appropriate in the Business Districts, and the Special Districts where Commercial Uses and Industrial, Research, and Laboratory Uses are permitted, because such signs would be out-of-scale with the structures and character of the districts, incompatible with abutting residential and recreational uses, and harmful to the promotion of commerce in the districts.
6. Billboard signs are not appropriate in the Public/Semi-Public Uses (PSP) District, and the Special Districts where Office, Service, and Community Uses are permitted, because such signs would be out-of-scale with the structures and character of the districts, and incompatible with abutting rural, residential, and recreational uses.
7. The placement of new billboard signs in the Township is contrary to the purposes of this Article and the Township's Growth Management Plan.

B. New Billboards Prohibited.

In accordance with the above findings, new billboard signs shall be prohibited in Superior Charter Township.

C. Existing Billboards.

Billboard signs lawfully existing in the Township on the date of adoption of this Ordinance shall be permitted to continue, subject to the provisions of Section 9.11 (Nonconforming Signs). The Zoning Inspector shall be responsible for maintaining an inventory of the location and condition of existing billboard signs in the Township.

Section 9.09 Prohibited Signs.

The following types of signs are prohibited in all districts:

1. Signs that resemble and could be confused with an official highway, traffic or government sign, signal or traffic control device; or that obscure a sign, signal or traffic control device displayed by public authority to provide traffic instruction, direction or public information.
2. Signs painted on or attached to trees, utility poles, fences or streetlights.
3. Signs that incorporate string lights; flashing, moving or intermittent lights of changing degrees or intensity; exposed incandescent bulbs; animation; or unshielded luminous tube lighting.
4. Signs that have any visible moving parts, mechanical movement, rotation, or other apparent visible movement achieved by electrical or mechanical means or by action of normal wind currents; and signs that discharge any audible sound, odor or visible matter.
5. Strings of pennants, flags, balloons, and similar floating devices for purposes of advertising.
6. Roof signs, and inflatable signs.
7. Building-mounted signs that obstruct window or door openings, inhibit ingress or egress, or interfere with building ventilation.
8. Signs displayed without required permits or outside of permitted size, location or time period limitations.
9. Non-accessory and off-premises signs, including billboard signs per Section 9.08 (Billboards), except as otherwise provided for in this Article.
10. Abandoned or unlawful signs, displays of obscene material on any sign, and any other sign not expressly permitted by this Article.

Section 9.10 Certificates of Zoning Compliance for Signs.

It shall be unlawful for any person to erect, alter, or relocate any sign, sign structure or sign area subject to permit approval under the provisions of this Article, without first obtaining a Certificate of Zoning Compliance from the Township, and any other required permit(s). Where a provision of this Article requires approval of a Certificate of Zoning Compliance for a sign,

such approval shall be subject to the provisions of Section 1.07 (Permits and Certificates of Zoning Compliance) and the following:

1. **Application information.** Certificate applications for a sign shall include the following information:
 - a. The name, address and telephone numbers for the applicant, property owner, and sign contractor; address or property location where the sign is to be located; and written consent of the property or sign owner to perform the proposed work.
 - b. A complete description of the applicant's relationship to the property owner.
 - c. The required fee shall be paid to the Township Treasurer according to the schedule of fees established by the Township Board. No part of the fee shall be returnable or refundable to the applicant. No fee shall be required of any governmental body or agency.
 - d. Any other information required by the Zoning Inspector to show full compliance with this Ordinance.
2. **Plot plan and elevations.** A plot plan shall include a parcel survey, easements, dimensions, locations of all structures, and all existing and proposed signs on the zoning lot.
 - a. If building-mounted signs are proposed, elevation drawings of all buildings on the site shall be provided showing building and street level façade dimensions and details for all existing and proposed building-mounted signs.
 - b. Information depicted in sufficient detail on aerial or building photographs may be accepted by the Zoning Inspector to satisfy this requirement.
3. **Sign details.** A complete description and scaled drawings of the sign, including all dimensions and the area in square feet, specifications of existing and proposed materials, details of structural supports and sign illumination, and a landscape plan of the base, if applicable.
4. **License and insurance.** Every person who engages in the erecting, altering or dismantling of permanent signs in the Township shall first submit proof of appropriate licenses or certifications, and shall annually provide the Zoning Inspector with a certificate of public liability insurance. A Certificate of Zoning Compliance for a sign shall not be issued unless the insurance certificate is on file with the Township.

Section 9.11 Nonconforming Signs.

All legal nonconforming shall be permitted to continue as nonconforming signs until removed or altered, subject to the following:

A. Good Working Order.

Nonconforming signs shall be maintained in accordance with the requirements for all signs specified in Section 9.02 (General Standards), to the maximum extent feasible. Nonconforming signs shall be maintained with all necessary structural and decorative components, including supports, sign frame, and electrical equipment. All sign copy areas shall be intact, and illuminated signs shall be capable of immediate illumination.

B. Servicing.

Painting, servicing, cleaning or minor repairs to a nonconforming sign shall be permitted, provided that the sign is restored to its original design and all work is in compliance with applicable codes and ordinances.

C. Alterations.

Alterations to nonconforming signs shall be prohibited, except as follows:

1. **Sign copy area.** The sign copy area of a nonconforming sign may be altered, including replacement of sign panels and changes to the sign copy, provided that the degree of nonconformity is not increased, and provided that any sign illumination is brought into compliance with the provisions of Section 9.02G (Illumination).
2. **Billboard signs.** A nonconforming billboard sign may be altered, including replacement of sign panels and changes to the sign copy, provided that the sign area and height are not increased, and provided that any sign illumination is brought into compliance with the provisions of Section 9.02G (Illumination).
3. **Sign frame or structural elements.** Alterations to the sign frame or structural elements of a nonconforming sign shall be permitted, subject to the following:
 - a. The sign shall be brought into compliance with the maximum sign height and sign area standards for the location and type of sign, as specified in this Article.
 - b. Where a ground sign is nonconforming with respect to a required setback, the existing sign's wiring and support structure(s) may be re-used, subject to the following:
 - (1) The sign shall be located outside of any existing road right-of-way, as defined by the master transportation plans of the Township, or county or state road authorities.

- (2) The sign shall be located outside of any corner clearance area, as defined by Section 3.208 (Corner Clearance Zones).
- (3) The existing sign setback distance shall be maintained or increased by the permitted alterations.

Section 9.12 Sign Removal by Township Action.

The Zoning Inspector shall have the authority to determine whether a sign is unlawful, damaged, unsafe or abandoned, and to take such actions as necessary to enforce the provisions of this Article and Ordinance, subject to the following:

A. Abandoned or Unlawful Signs.

Signs determined to be abandoned shall be removed by the sign owner and the site restored within 30 calendar days after notification by the Zoning Inspector. Failure to remove the sign shall constitute grounds for the Township to seek Circuit Court approval to remove the sign at the property owner's expense. All support structures and components shall be completely removed and the site restored. The owner shall reimburse the Township for removal costs, or the Township may place a lien on the property for such expenses.

B. Damaged Signs.

Signs determined to be in a damaged condition shall be repaired or removed by the sign owner within 15 calendar days after notification by the Zoning Inspector. If such action is not taken by the owner, operator or person having beneficial use of the property where the sign is located, the Zoning Inspector shall have the authority to order the repair or removal of the damaged sign. The owner shall reimburse the Township for repair or removal costs, or the Township may place a lien on the property for such expenses.

C. Unsafe Signs.

The Zoning Inspector may order the removal of any sign determined to be unsafe without prior notice. After removal, the Zoning Inspector shall notify the owner of the property upon which the sign was located by certified mail of the action taken and the reasons for the action. The Township shall hold the removed sign elements for 15 calendar days after the mailing date of the notice, after which the sign may be discarded. The owner shall reimburse the Township for removal and storage costs, or the Township may place a lien on the property for such expenses.

D. Nonconforming Signs.

The elimination of nonconforming signs in the Township is hereby declared to be for a public purpose and for a public use. The Township may purchase nonconforming signs for the purpose of removal, or may initiate condemnation proceedings for nonconforming signs determined to be in violation of Section 9.11 (Nonconforming Signs) requirements.

E. Temporary Signs.

The Township may remove without notice any temporary sign determined by the Zoning Inspector to be in violation of this Ordinance. A removed sign shall be held by the Zoning Inspector for seven (7) calendar days, after which it may be discarded.

Section 9.13 Exceptions.

Any party who has been denied a Certificate of Zoning Compliance for a proposed sign may file a petition for an exception to provisions of this Article with the Zoning Board of Appeals within 60 calendar days of denial. The Board of Appeals shall have the authority to grant an exception from the strict application of these regulations in accordance with the following:

A. Applications and Review Procedures.

Application for a sign exception shall be filed with the Township Clerk by the Certificate applicant, the owner of record of the property in question or by a person authorized to act on the record owner's behalf. The petition shall consist of:

1. A completed application form and required fee, paid to the Township Treasurer;
2. A copy of the Certificate of Zoning Compliance application and reason for denial;
3. A statement of the specific reasons for the exception request; and
4. All information required for a Certificate of Zoning Compliance per Section 9.10 (Certificates of Zoning Compliance for Signs).

The Township Clerk shall transmit the application and information to the Board of Appeals and to the Zoning Inspector.

B. Public Hearing.

The Board of Appeals shall hold a public hearing on each request for a sign exception under this Section. The Chair shall fix a reasonable time and date for the hearing, which shall be held within 90 calendar days after receipt of a complete and accurate application. Notice shall be given and the hearing shall be held in accordance with Section 1.14 (Public Hearing Procedures). All hearings shall be open to the public.

C. Exceptions for Certain Signs Within Road Rights-of-Way.

The Board of Appeals may grant an exception for one (1) ground sign to be installed and maintained within the road right-of-way at any entrance to an existing single-family residential subdivision or site condominium development established prior to the date of adoption or amendment of this Ordinance without sufficient common area for site entry features as regulated by Section 9.04A (Site Entry Features with Signage). Approval of such an exception shall be subject to the following:

1. Proof of preliminary approval of the sign location and design by the Washtenaw County Road Commission.

2. Such signs shall have a maximum height of six (6) feet and a maximum sign area of 28 square feet.
3. No such sign shall be placed in such a manner as to prevent any motorist on a curve of a road from obtaining a clear view of approaching vehicles for a distance of 500 feet along the road.

D. Other Sign Exceptions.

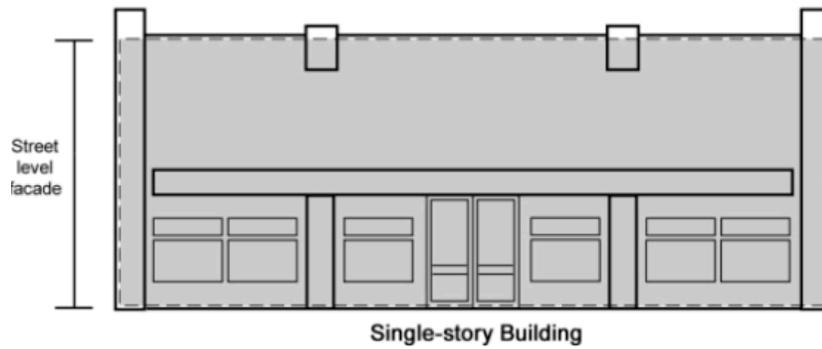
For all other sign exception petitions, the Board of Appeals shall consider the following exception standards, the intent and purposes of this Article, and any other factors deemed relevant in determining whether to grant an exception from provisions of this Article:

1. **Obstructions.** Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety.
2. **Visibility.** A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions.
3. **Site features.** Construction of a conforming sign would require significant tree removal or extensive topographic changes.
4. **Scale.** A sign that exceeds the allowable height or area standards of this Article would be more appropriate in scale to the building, use or site frontage.
5. **Aesthetics.** The exception shall not adversely impact the character or appearance of the building or lot, the surrounding area, and the zoning district.
6. **Intent.** The exception shall not impair the intent and purposes of this Article.
7. **Minimum necessary action.** The exception shall be the minimum necessary to provide for reasonable use, visibility or legibility of the sign.

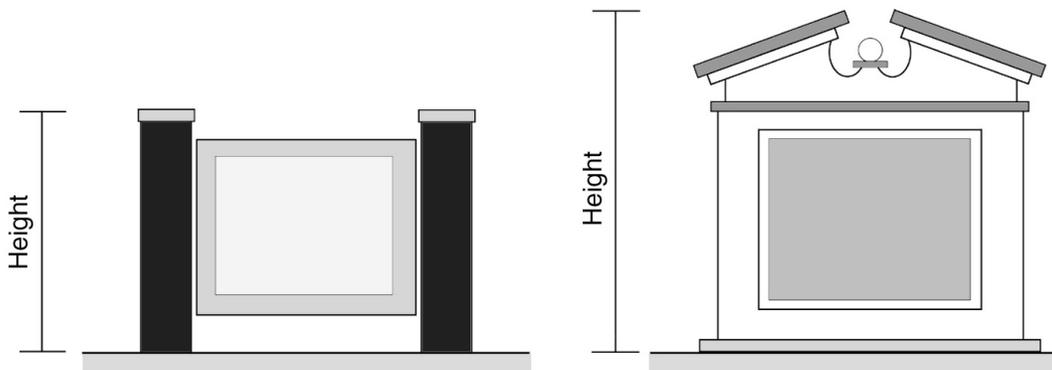
E. Findings and Conditions.

In a motion granting or denying a sign exception, the Board of Appeals shall state the specific findings of fact and conclusions or grounds for the decision. The Board of Appeals may attach conditions to a sign exception approval in accordance with the intent and purposes of this Article.

ILLUSTRATIONS

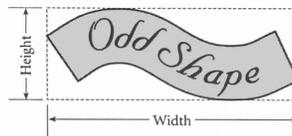
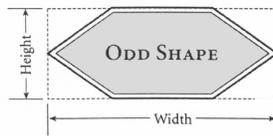
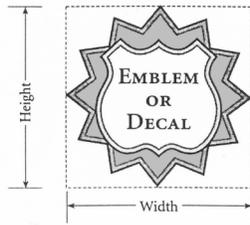


Signable Area

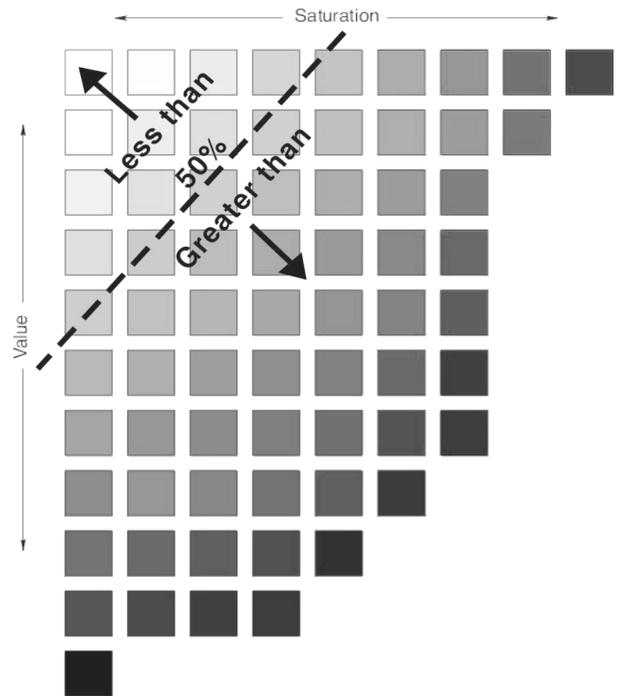


Sign Height

ILLUSTRATIONS



Computation of Sign Area



Color Value and Saturation



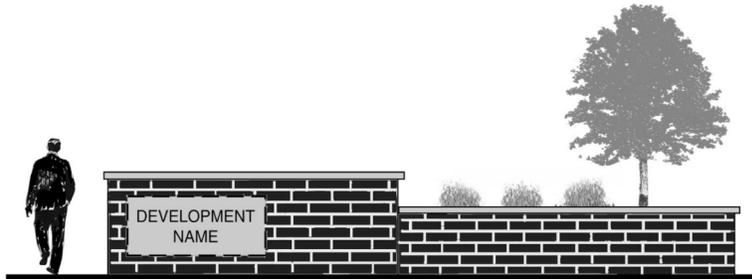
External illumination only



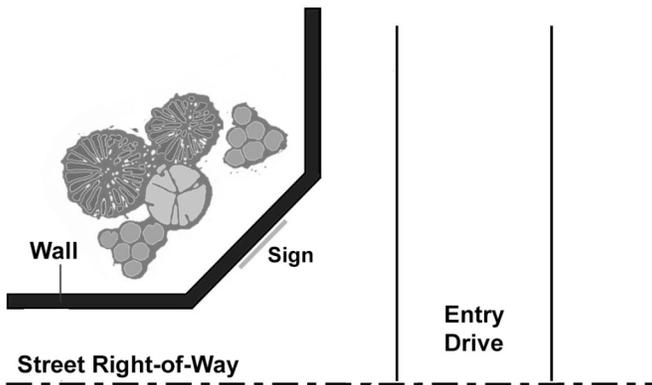
Internal illumination permitted

Sign Illumination

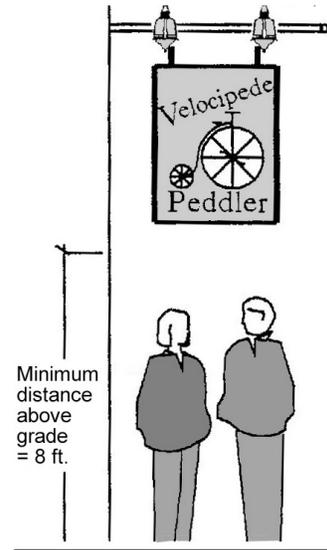
ILLUSTRATIONS



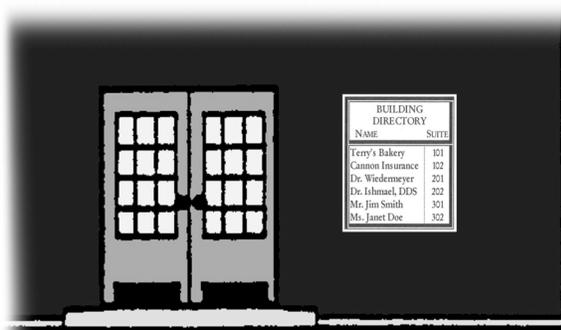
Portable Signs



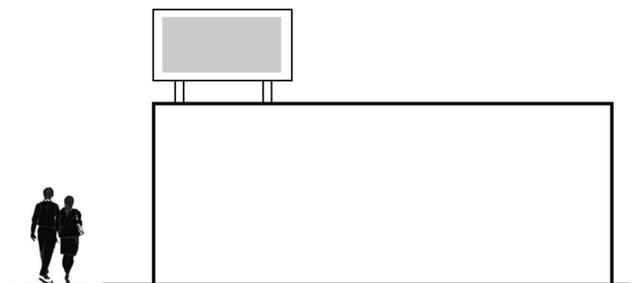
Site Entry Feature With Signage



Projecting Sign Detail

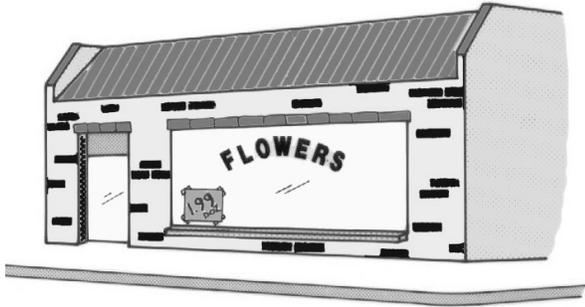


Building Directory

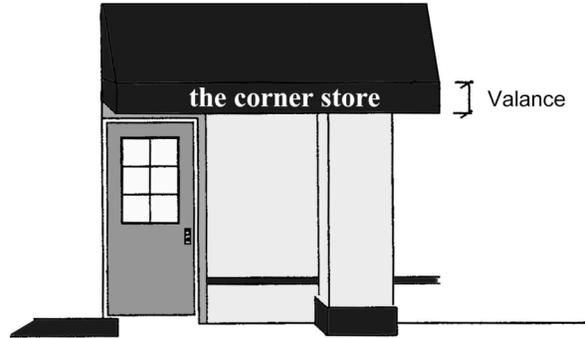


Roof Sign

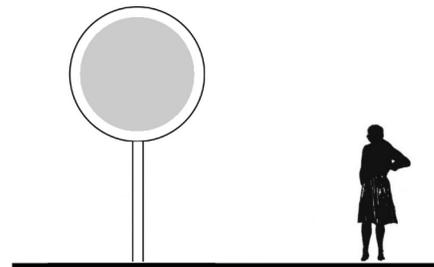
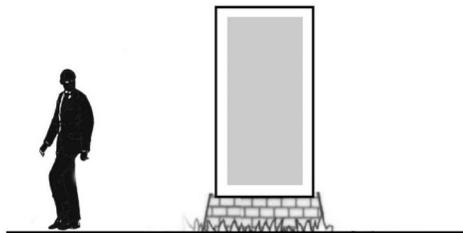
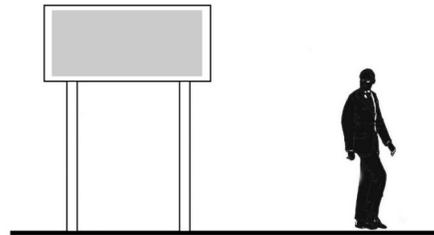
ILLUSTRATIONS



Window Sign



Awning Sign



Various Types of Ground Signs

