

## Ray Township Sign Ordinance; Adopted 12/16/2014(36-14-01)

### SECTION 2000 STATEMENT OF INTENT

The intent of this Ordinance is to create a comprehensive, balanced system of regulating signs and, thereby, to facilitate an easy and pleasant communication between people and their environment, to enhance the physical appearance of the Township, to make the Township a more enjoyable and pleasing community, and to create a more attractive economic and business climate. It is intended by the provisions of this Ordinance to reduce signage and advertising distractions, to eliminate hazards caused by signs being too close to the public rights-of-way, to avoid the confusion of conflicting adjacent signs, to protect property values, and to eliminate obsolete, irrelevant, nonconforming and deteriorated signs. With these purposes in mind, it is the intention of this Ordinance to authorize the use of signs which are:

- Compatible with their surroundings.
- Appropriate to the type of activity to which they pertain.
- Expressive of the identity of individual proprietors or of the development as a whole.
- Legible in the circumstances in which they are seen.
- That all signs within the Township are consistent in size and aesthetic character.

### SECTION 2001 SUBMISSION AND PERMIT REQUIREMENTS

1. No person shall alter, relocate, erect, re-erect or construct any sign, except those which are exempted, unless a permit for same has been issued by the Township pursuant to this Ordinance. Signs which are approved as part of a site plan do not require a separate application and sign fees for Planning Commission review. This does not include building permit fees.
2. **Application for Permit.**
  - (a) Written application shall be made on forms provided therefore by the Township.
  - (b) The application shall be accompanied by a site plan, sign drawing and sign data presented in accordance with the following requirements:
    1. The site plan shall be drawn to a scale not less than fifty (50) feet to the inch.
    2. The site plan shall show the location of all existing and proposed sign(s) on the site.
    3. The site plan shall show the location of existing and proposed streets, roadways, parking areas, entrances and exits within fifty (50) feet of the proposed sign(s) as well as the setback and clear vision triangle.
    4. Drawings of the proposed sign(s) to be installed on the site shall be submitted with the site plan and shall include all of the following detailed information:
      - a. Height of the sign above the ground.

- b. Surface of the sign (material, color and dimensions).
  - c. Clearly outline the areas computed as sign area on an illustration.
  - d. Lettering of sign drawn as it will appear on the erected sign. It need not be in the style of the finished sign, but must be neatly printed in the size and weight approximating that of the final constructed sign.
  - e. Method and color of illumination, if any.
  - f. Logos, emblems or additional features.
  - g. Such additional information as the Planning Commission deems necessary and/or pertinent to the application.
  - h. For wall signs, a drawing of the total building wall upon whose face the sign is to be displayed at a reasonable scale.
- (c) Copies of the application and all plans and supplemental statements of information required shall be filed with the Planning and Zoning Department, together with the fee as established by resolution of the Township Board.

### 3 Granting and Issuance of Permit.

- (a) All new signs, which are not exempt, shall be reviewed by the Planning Commission. Signs may be, and are encouraged to be reviewed by the Planning Commission as part of the site plan review process. The Planning and Zoning Administrator or the Building Official shall require a sign application to be reviewed by the Planning Commission if one or both individuals are unable to determine that the proposed sign complies with all provisions of the Township Zoning Ordinance and all applicable Township Codes. If the sign is not being structurally altered, the sign may be processed administratively provided all applicable requirements, codes and permits are complied with and obtained.
- (b) Upon receipt of all necessary information required by this Ordinance, the Planning and Zoning Administrator shall forward the application to the Planning Commission. The Planning Commission shall either approve or disapprove the application based upon the standards set forth in this Ordinance.

### 4. Exemptions.

The following signs are exempt from review and approval requirements, however, such signs shall conform to all applicable regulations.

- (a) The following signs shall not require Planning Commission approval and building permits:
  - Address numbers consistent with this Ordinance.
  - Governmental signs - including directional signs

- Handicap signs.
- Historical marker signs (official).
- Identification signs or nameplates.
- Open and Closed signs (not exceeding two (2) square feet in area).
- Political signs.
- Real estate signs for a single-family home or a single-family unit, or vacant property.
- Re-facing an existing sign frame. Such a change shall require a building permit when applicable.
- Temporary Signs
- Wall or window signs of three (3) inches in height or less.
- Warning signs and other non-advertising signs.
- Directional signs painted directly onto the parking lot or maneuvering lane surface.
- Any sign which is located completely within an enclosed building and which is not visible from outside the building. If the sign is visible it shall be regulated by the regulations of the most similar sign type.

(b) Township, County, State or Federal road or traffic control.

(c) Signs not visible beyond the boundaries of the lot or parcel upon which they are located. Such signs shall not be counted toward the maximum number of signs permitted on a site and shall remain subject to Planning Commission approval, permit requirements, inspections, and height and setback requirements.

(d) In all zoning districts, flags of the United States, the State of Michigan, any political subdivision of the State of Michigan, or other flags or banners approved by the Township Board for general display, are permitted.

**5. Prohibited Signs.**

The following signs shall not be permitted or erected in the Township:

- (a) Flashing, animated, moving or bare bulb-type signs or displays.
- (b) Signs affixed to or painted on street furniture, telephone or light poles, and the like.
- (c) Banner signs, A-frame signs, and any other temporary sign not specifically permitted.
- (d) Changeable copy signs, except as part of a permanent freestanding sign.
- (e) Vehicle business signs and trailer signs (this shall not include vehicles parked at a residence or place of business which are utilized on a day to day basis for travel by the business owner or those performing work at a particular location).

**SECTION 2002 ZONING DISTRICT REGULATIONS.**

**1. Residential Zoning Districts (All Residential Zoning Districts - R1, RT, R30, R20, R15, RM, MHC and Residential Developments in the RMU and DMU Districts).**

**Amended 12/16/14 (36-14-01)**

- (a) One (1) identification sign or nameplate is permitted for each dwelling unit with a permitted home occupation.
- (b) One (1) monument sign is permitted for each approved non-residential building site. Further one (1) wall sign is permitted and shall not exceed the requirements set forth in Section 2003(13) (d).
- (c) One (1) subdivision entrance sign shall be permitted for each major entrance to a residential subdivision, mobile home park and multiple-family development
- (d) Two (2) signs, each not to exceed thirty five (35) square feet, may be permitted on farm property to advertise farm produce or agricultural products produced and sold on the site.

**2. Business Zoning Districts (B-1, B-2 Zoning District and Commercial Developments in the RMU District).**

- (a) One (1) monument sign shall be permitted for each site.
- (b) One (1) identification sign or nameplate is permitted for each office unit within a multi-tenant professional office development.
- (c) For professional office and commercial uses in a stand alone building, one (1) wall sign and one (1) monument sign shall be permitted for each site.
- (d) For professional office and commercial uses in a multiple tenant building/shopping center, one (1) wall sign shall be permitted for each tenant which has a separate unit within a building. In addition, one (1) monument sign shall be permitted for the entire shopping center. Approved outlots shall also be permitted a monument sign.
- (e) In shopping centers with multiple tenants, all signage shall be coordinated as to size, location, color and character. A coordinated sign package stipulating the general sign scheme shall be submitted for the entire center prior to individual permits being granted.
- (f) The Planning Commission may approve a sign package for the entire shopping center which distributes signage throughout the center at a different ratio than allowed by Ordinance provided the overall sign area does not exceed that permitted by Ordinance for the entire shopping center.

**3. Industrial Zoning Districts (I-1 and IR Zoning Districts).**

- (a) One (1) monument sign shall be permitted for each site.
- (b) One (1) wall sign shall be permitted for each tenant having an individual public entrance to a building.
- (c) One (1) subdivision entrance sign shall be permitted for each major road entrance to identify an industrial or technical park.

**4. Davis Mixed Use District (DMU District).**

**Amended 12/16/14 (36-14-01)**

- (a) One (1) wall sign shall be permitted for each tenant having an individual public entrance to a building.
  
- (b) One (1) projecting sign shall be permitted for each tenant having an individual public entrance to a building. If room exists as determined by Planning Commission review, in lieu of a projecting sign, a monument sign shall be permitted provided the height of the sign does not exceed six (6) feet.

**SECTION 2003 SPECIFIC REGULATIONS.****1. Awning or Canopy Signs.**

- (a) An awning or canopy sign shall be permitted in lieu of a permitted wall sign.
- (b) A minimum vertical clearance of fourteen (14') feet shall be provided beneath any awning or canopy sign which projects over a parking area or driveway. In all other areas, a minimum vertical clearance of eight (8') feet shall be provided.

**2. Billboards.**

- (a) The construction of new billboard signs within the Township is prohibited.

**3. Digital Signs.**

- (a) Digital signs shall only be permitted in the Township's commercial districts as follows. Further, due to the potential impact of such signs to the Township's residential areas and their potential for general distraction, such signs shall only be permitted at the immediate corner (those properties have frontage on the two roads noted) of the following major intersections of the Township: 26 Mile Road and Romeo Plank, 26 Mile Road and North Avenue, 32 Mile Road and Romeo Plank and 32 Mile Road and North Avenue. These areas have been planned as larger commercial nodes where impacts to residential uses are not as predominate and where the largest number of travelers can view such signs.
- (b) No digital sign shall be permitted to scroll, oscillate or have full animation. Such signs shall be deemed to constitute a distraction/safety hazard to drivers or pedestrians. All digital signs shall have "instant" changes with no effects.
- (c) Any electronic message displayed shall remain unchanged for a minimum of sixty (60) seconds prior to switching messages.
- (d) A digital sign shall be integrated into the freestanding sign for the site and shall not be larger than sixteen (16) square feet in area. The sign area for the digital sign shall count as a part of the overall permissible sign area for the freestanding sign.
- (e) The digital sign shall be one (1) color and may not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or results in a nuisance to the driver.
- (f) Digital signs shall maintain automatic brightness control keyed to ambient light levels.
- (g) Digital signs shall be programmed to go dark if the sign malfunctions.
- (h) Signage should not be designed to emulate traffic safety signage.
- (i) On those properties where a digital sign has been approved by the Township, there shall be no other temporary signage.

(j) **Intensity Levels for Digital Signs**

<b>Period of Time</b>	<b>Daytime</b>	<b>Nighttime</b>
Brightness	500 nits	250 nits

Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the maximum permitted intensity level.

**4. Directional Signs.**

- (a) Directional signs shall not exceed two (2) square feet in area, and shall not exceed three (3') feet in height.
- (b) No more than one (1) such sign shall be located at each drive location.
- (c) The Planning Commission may permit additional directional signs under unique circumstances to allow further clarity in site circulation.

**5. Feather Sign.**

- (a) Feather signs, as defined herein *are prohibited except on a parcel of land during the time of a Special Event as regulated further by this Ordinance.*
- (b) Feather signs shall
  1. Not exceed eleven (11) feet in height.
  2. Not exceed twenty four (24) square feet in size.
  3. Be maintained in good condition, tattered or otherwise damaged signs shall be removed or replaced.

**6. Identification / Nameplate Signs**

- (a) One (1) freestanding or wall-mounted sign shall be permitted for each home occupation.
- (b) An identification sign shall not exceed four (4) square feet in sign area.
- (c) The sign shall not be internally illuminated.

**7. Monument or Ground Signs.**

- (a) A monument or ground sign shall not exceed:
  1. Sixty-four (64) square feet in sign area in the B-2 Zoning District

2. Forty (40) square feet in sign area in the B-1 Zoning District and Commercial developments in the RMU District
  3. Twenty-four (24) square feet in sign area in all residential zoning districts and a residential development in the RMU and DMU Districts.
  4. Twenty-four (24) square feet in sign area in the I-1 or IR Zoning Districts.
- (b) Retail establishments with over 80,000 square feet of gross floor area and over 300 feet of road frontage on a single thoroughfare shall be permitted two (2) ground signs with forty (40) square feet of sign area each. The signs shall be evenly spaced along the frontage of the site and shall not in any case abut each other.
  - (c) Monument signs, including the architectural features, shall not exceed six (6) feet in height. Monument signs shall not have more than two (2) foot of clearance between the bottom of the sign and the established grade.
  - (d) For sites located at the intersection of two (2) major thoroughfares, the square footage permitted for the single permissible monument or ground sign may be split between two (2) monument or ground signs, one (1) on each road frontage.

#### **8. Portable Signs.**

- (a) Portable signs, as defined herein, are hereby prohibited, regardless of form, size, character or placement, unless otherwise specifically permitted within this Ordinance.

#### **9. Projecting Signs.**

- (a) Projecting signs, as defined herein, are hereby prohibited, regardless of form, size, character or placement except in the DMU District.
- (b) In the DMU District projecting signs:
  1. Shall not project more than four (4) feet from the vertical façade of the building on which it is located.
  2. Shall not exceed sixteen (16) square feet in sign area.
  3. Shall have a minimum vertical clearance of eight (8) feet.

#### **10. Pylon Signs.**

- (a) Pylon signs, as defined herein, are hereby prohibited, regardless of form, size, character or placement.

#### **11. Special Event Signs.**

- (a) Signs advertising a Special Event may be allowed for events that include, but are not limited to, grand openings, vehicle shows/displays, craft shows, benefit



rummage/bake sales and festivals. Special event signs as referenced below except feather signs, may be located offsite from the event that they are advertising.

1. Special Event Signs may include: A-frame signs, banners, feather signs, festoon signs, streamers and the like.
2. Special Event Signs are permitted for not more than four (4) weeks and not more than four (4) times within any twelve (12) month period.
3. No more than six (6) off-site sign locations related to a Special Event may be permitted.
4. Special event signs shall be limited to thirty two (32) square feet in area.

#### **12. Residential Development Entrance Signs.**

- (a) A residential development entrance sign shall not exceed twenty-four (24) square feet in sign display area.
- (b) A residential development entrance sign shall not exceed six (6') feet in height.
- (c) A residential development entrance sign may be located in a traffic island at the entrance of a subdivision, if the Planning Commission determines that the sign will not obstruct motorist vision and the location is approved by the Macomb County Department of Roads.

#### **13. Temporary Signs.**

- (a) Temporary signs include, but are not limited to the following:

1. For a single dwelling or building or vacant land: an on-site real estate sign, advertising the premise for sale, rent or lease.
2. An on-site sign advertising an on-going garage, estate or yard sale.
3. An off-site sign for the purpose of providing direction to another premise that is having a garage, estate or yard sale, as long as the dates of the sale are clearly indicated on the sign.
4. Non-commercial signs including off site signs, which contain non-commercial informational or directional messages.
5. Holiday or other seasonal signs.
6. Construction signs for buildings under construction.
7. Special Event Signs

- (b) All temporary signs must comply with all of the following regulations:

**Amended 12/16/14 (36-14-01)**

1. Size of Temporary Signs: The total aggregate sign area of all temporary signs on any one site shall not exceed eighteen (18) square feet.
2. Temporary signs shall not be higher than forty-eight (48) inches above average mean grade of the yard on which it is placed.

## Exceptions:

- a. One sign advertising the sale or lease of vacant land, when the parcel exceeds ten (10) acres in area, shall be allowed to have a size equal to thirty two (32) square feet of sign area or eight (8) feet in height.
- b. The size of Special Event Signs shall be regulated by Section 2003-11-(a)-4 of this Ordinance

## 2. Location of Temporary Signs:

- a. Temporary signs shall not be attached to any utility pole or be located within any public right-of-way
- b. Temporary signs shall not be located closer than thirty (30) feet to the edge of the traveled portion of the roadway or any other intersecting roadway or drive and shall not be located in a dedicated right-of-way.
- c. Temporary signs shall not be erected in such a manner that they will or reasonably may be expected to interfere with, obstruct, confuse or mislead traffic.
- d. Temporary signs cannot be placed or constructed so as to create a hazard of any kind.
- e. Prior to the erection or placement of a temporary sign, the permission of the property owner where the sign is to be located must be secured.
- f. Signs shall be located so as to comply with the corner clearance requirements.

3. Time Limitations for Temporary Signs: Each temporary sign shall be removed within forty eight (48) hours of the the completion of the event in which they notice/advertise or within sixty (60) days of placement whichever is less.

**14. Wall Signs.**

- (a) Shall not project more than twelve (12") inches horizontally beyond the wall of a building.
- (b) Shall be used to display the name of the firm, the address or a symbol, or type of business.
- (c) Shall not project above the roof line (eave) of the building or structure.

- (d) Shall not exceed one (1) square foot for each linear foot of store front on which the sign is to be placed, or twenty (20) square feet, whichever is greater. In no case shall a wall sign exceed sixty (60) square feet (except as permitted below). Wall signs, meeting the permitted size noted above, shall be permitted on each façade which fronts a roadway.
- (e) Large, multi-department stores and big box uses with over one hundred and fifty thousand (150,000) square feet of floor area may be permitted a wall sign area equal to one (1) square foot for each linear foot of store frontage up to a maximum of two hundred (200) square feet.
- (f) Multiple wall signs may be permitted by the Planning Commission provided that the total area of all wall signs does not exceed the area permitted by Ordinance.
- (g) Illuminated signs placed or constructed within the building which are intended to be visible from the exterior of the building may be counted towards overall permissible wall signage based on Planning Commission review.

**15. Large Scale Recreational Use Location Signs:** Given the rural nature of Ray Township it is necessary to provide location notice for a limited range of special uses given that a significant portion the patrons of such uses come from outside Ray Township and for reasons of traffic safety should be given advance notice of the location of said uses.

- a. The categories of such uses include those Large Scale Recreational Uses as defined in the Zoning Ordinance, hospitals, government uses, public uses, and airports.
- b. Number of signs permitted: No more than four (4) off-site signs, one per parcel, may be permitted to give notice for said uses with no more than two (2) signs permitted on any roadway referenced in paragraph “c.” below.
- c. Location of signs permitted: The signs shall be limited to 26 Mile Road, 29 Mile Road, 32 Mile Road, North Avenue, and Romeo Plank Road. The placement of the signs shall be in accordance with the Location of Temporary Signs.
- d. The maximum area of any such sign is eighteen (18) square feet.
- e. The maximum height permitted shall be eight (8) feet.

**16. Political Signs:** Political Signs are not regulated by Ray Township. The placement of all political signs on all properties within Ray Township shall meet the guidelines for placement as established by the Michigan Department of Transportation (MDOT) and the Macomb County Department of Roads. See the following webpage on the State of Michigan website: <https://michigan.gov/mdot/0,1607,7-151-42456-147773--f,00.html>

#### **SECTION 2004 GENERAL REGULATIONS.**

No sign may be erected, displayed or substantially altered or reconstructed, except in conformance with the regulations specified in this Ordinance.

The following conditions shall apply to all signs regardless of use district:

### 1. Location Requirements.

- (a) No sign, except as otherwise permitted herein, shall be located in, project into, or overhang a public right-of-way or dedicated public easement unless approval has been obtained from the Macomb County Department of Roads.
- (b) No sign, except those established and maintained by the Township, County, State or Federal governments, shall be located within the triangle formed by the intersection of any road right-of-ways and/or access drives at points thirty (30) feet distant from the point of their intersection.
- (c) No signs shall be located so as to impede pedestrian or automobile traffic or clear vision.
- (d) A sign shall not be located closer than fifteen (15') feet to any side or rear property line.
- (e) All signs shall meet the following minimum setbacks as measured in feet from the centerline of each road right-of-way (ROW) in accordance with the Township's Master Plan. The Planning Commission may approve alternate locations based on existing setbacks or lot configurations.

Road Type (See Master Plan)	Distance in Feet; unless otherwise stated in Ordinance
Regional (204' R.O.W.)	112
Regional (150' R.O.W.)	85
Major (120' R.O.W.)	70
Collector (86' R.O.W.)	53
Local (60' R.O.W.)	40
Private Roads*	20

\* Measured from the road easement or common usage line.

- (f) In the DMU District monument signs may be placed within the minimum setback specified above based on a determination of the Planning Commission that any proposed sign will be outside of clear vision zones and compatible with development patterns within the District.

### 2. Illumination.

- (a) Any external illumination of signs shall be positioned in a down lit manner and shall be shielded so that the light shines away from adjoining properties and the eyes of motorists or pedestrians. The light source of such illumination shall not be visible from public view.
- (b) Specialty lighting, such as neon accent lighting, may be permitted by the Planning Commission on a finding that the proposal is in character with the use and not detrimental to other uses in the vicinity. This regulation does not apply to lighted window signs, such as "open" signs.

### 3. Addresses.

- (a) Addresses shall be provided on every freestanding sign and shall meet the following requirements:
  - i. Numbers shall be between six (6”) and twelve (12”) inches in height.
  - ii. Address numbers shall be located on all store doors at the front and rear of the facility.
  - iii. Addresses shall be integrated within the structure of all monument signs and shall be clearly distinguishable from the sign face. For signs advertising more than one address, the range of addresses shall be on the sign.

**4. Width-to-Height Ratio.**

- (a) In no case shall any sign exceed a maximum width-to-height ratio of six (6’) feet in width to one (1’) foot in height.

**5. Landscape Requirements.**

- (a) A monument sign shall be located within a dedicated landscaped area. Such landscaping shall include perennial plantings such as evergreen shrubs and other annual/decorative landscaping.