

CHAPTER 24

SIGNS

SECTION 24.01 PURPOSES AND SCOPE. This section is intended to regulate and limit the construction or reconstruction of signs and billboards to protect the public peace, morals, health, safety and general welfare; to conserve and enhance the character of the Township, to promote the identification of establishments and of commercial areas by minimizing visual clutter; to prevent traffic pedestrian hazards caused by visual obstructions and distractions and to promote uniformity in the size, number and placement of signs. Such signs will not, by reason of their size, location, construction, or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision necessary for vehicular and pedestrian traffic safety, or otherwise endanger public welfare, shall be permitted except as may be otherwise provided herein.

SECTION 24.02 DEFINITIONS.

- (a) Balloon sign - A sign consisting of a bag made of lightweight material supported by helium, hot, or pressurized air which is greater than twenty-four (24) inches in diameter.
- (b) Banner or pendant - A sign containing a commercial message produced on lightweight flexible fabric, such as canvas, cloth, paper or similar material, that is mounted to a cord, a pole or a building at one (1) or more edges, and which is more or less subject to movement by the wind. For the purposes of this ordinance, flags used as the symbol of a nation, state, municipal, educational, institution or corporate organization are not be considered banners or pendants.
- (c) Billboard - Any off premise sign, structure or portion thereof on which a lettered message or figured or pictorial matter is displayed that is not related to the premises or the nature of the business or activity conducted thereon This definition shall not be held to include any sign used for official notices issued by a court or public body.
- (d) Commercial Message -Words, symbols, logos, pictures or any combination thereof that identify which directs attention to a business, commodity, service or entertainment sold or offered for sale or a fee
- (e) Directional Sign –An incidental on-premise sign, the sole purpose of which is to guide pedestrians or vehicular traffic.
- (f) Electronic Message Display – A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means. The following additional terms are used to describe various aspects of electronic message display:

Dissolve – a mode of message transition on an Electronic Message Display accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.

Electronic Changeable copy – Where a sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or

symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays. Electronic changeable copy signs could include projected images or messages with these characteristics onto buildings or other objects.

Electronic graphic display – Where a sign or portion thereof displays electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs could include projected images or messages with these characteristics onto buildings or other objects.

Fade – a mode of message transition on an Electronic Message Display accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Frame – a complete, static display screen on an Electronic Message Display.

Frame Effect – a visual effect on an Electronic Message Display applied to a single frame to attract the attention of viewers.

Multi-vision display – Where a sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one of two or more images.

Scroll – a mode of message transition on an Electronic Message Display where the message appears to move vertically across the display surface.

Transition – a visual effect used on an Electronic Message Display to change from one message to another.

Travel – a mode of message transition on an Electronic Message Display where the message appears to move horizontally across the display surface.

Video display – Where a sign changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs. Video display signs include projected images or messages with these characteristics onto buildings or other objects.

- (g) Flashing sign - A directly or indirectly illuminated sign which exhibits changing light or color effect by any means, so as to provide intermittent illumination which includes the illusion of intermittent flashing light by means of animation. Also any mode of lighting which resembles zooming, twinkling or sparkling.
- (h) Freestanding Sign- A freestanding sign is a sign which is supported by poles or posts. Freestanding signs are also sometimes called ground signs.
- (i) Identification Signs - A sign that identifies the business, owner or resident and/or the street address and which sets forth no other advertisement.
- (j) Illuminated Signs - A sign that provides artificial light directly (or through any transparent or translucent material) from a source of light connected with such sign, or a sign illuminated by a light so shielded that no direct rays from it are visible from any public right-of-way or from the abutting property.
- (k) Incidental sign - A small sign, placard, emblem or decal whose purpose is secondary to the use of the lot or is explanatory in nature. As defined herein they include identifying signs, nameplate signs, directional signs, for sale signs, garage sale signs, small political signs and similar small temporary signs of five (5) square feet or less in size and a height of forty-two inches (42") above ground level.
- (l) Institutional Reader Board - A sign containing a surface area upon which is displayed noncommercial message such as the name of a religious institution, school, library, community center or similar institution and the announcement of its institutional services or activities.
- (m) Marquee Signs - An identification sign attached to a marquee, canopy or awning projecting from and supported by the building.
- (n) Monument Sign- A monument sign is a sign which with a base affixed to the ground where the base is at least ½ the horizontal length of the monument. A monument sign is classified as a type of freestanding sign.
- (o) Nameplate - A non-illuminated, on-premise incidental sign giving only the name, address and/or occupation of an occupant or group of occupants.
- (p) Off-Premises Sign- A sign which directs attention to an establishment, service, product or activity not conducted on the same lot.
- (q) On-Premise Sign- A sign which directs attention to an establishment, service, product or activity found on the same lot where the sign is located.
- (r) Pole Signs - A free standing sign supported by one or more uprights, poles or braces placed in or upon the ground surface and not attached to any building and have a sign area not more than 100 square feet from the ground to the bottom of the sign.
- (s) Political sign -A temporary sign whose message relates to the election of a person to a public office, or to a political party, or to a public issue which shall be voted on at an election called by a public body, or to an opinion. See Sections 24.04 (m), Section 24.05 and Section 25.06 for the provisions regulating temporary signs.

- (t) Portable Signs - Any sign or graphic that can be readily moved from place to place and is not permanently anchored or secured to either a building or the ground. See Sections 24.05.
- (u) Projecting Signs - A sign which projects from and is supported by a wall of a building and does not extend beyond or into and over street right-of-way.
- (v) Real Estate Signs - A temporary sign located on premises containing land or buildings for sale, rent or lease, or buildings under construction and intended for sale, rent or lease. See Section 24.04 (m).
- (w) Roof Signs - Any sign erected, constructed and maintained wholly upon or over the roof of any building with the principal support on the roof structure.
- (x) Subdivision Sign - A sign having a noncommercial message placed at the primary entrance to a subdivision, containing information only about the subdivision. This term also refers to signs at the primary entrance to a mobile home park. Such signs being without moving part, not higher than ten (10) feet from the ground and no closer than twenty (20) feet to any public right-of-way line.
- (y) Temporary Signs - A sign, banner other advertising device displayed for a fixed, terminable length of time. Temporary signs are intended to be removed after the temporary purpose has been served. Included are for sale, lease or rent signs, political signs, service signs, special-event signs, construction signs, directional signs to special or temporary events and signs of a similar nature. Temporary signs advertise municipal or civic projects, construction projects, real estate, a commercial grand opening, political candidates, or other special events on a temporary basis. Political signs and portable signs (e.g. sandwich board signs) are also examples of temporary signs. See Sections 24.04 (m), Section 24.05 and Section 25.06 for the provisions regulating temporary signs.
- (z) Wall Signs - A sign which is attached directly to, painted or projected upon a building wall and which does not extend more than thirteen (13) inches from or more than five (5) feet above the roof line, with the exposed face of the sign in a plane parallel to the building wall.

SECTION 24.03 GENERAL SIGN PROVISIONS .

- (a) No sign or sign structure shall be erected at any location where it may interfere with, obstruct the view of, or be confused with an authorized traffic sign, signal or device. No rotating beam, beacon or flashing illumination resembling an emergency light shall be used in connection with any sign.
- (b) Flashing or blinking lights and electronic displays that create the perception of flashing or blinking are prohibited. Except as permitted for temporary special events under the provisions of Section 24.04 and Section 24.05 below, pendants, balloons, light strings, and other similar devices used to attract the attention of the public are also prohibited; provided, however, that this provision shall not prohibit the display of flags of any country, state, municipality, educational institution, non-profit organization or business entity when attached to a structure or flag pole.

- (c) Subject to the provisions of Section 24.14, all signs shall be maintained in good condition and repair.
- (d) No permanent sign, billboard, or other type of permanent sign shall be constructed, erected, or attached to a building prior to the issuance of a permit therefore by the Zoning Administrator.
- (e) All signs may be illuminated if the source of light is not directly visible.

SECTION 24.04 SIGNS EXEMPT FROM SPECIAL EVENT AND ZONING DISTRICT LIMITATIONS. The following signs are exempt from the provisions of Sections 24.05 through 24.08 of this Chapter unless otherwise specified herein:

- (a) Highway signs erected by the State of Michigan, County of Allegan or the Township;
- (b) Governmental use signs erected by the governmental agencies to designate house of activity or conditions of use for parks, parking lots, recreational areas, other public space, or for governmental buildings;
- (c) Directional signs. All directional signs for orientation of the general public, when erected by the township, county or state, shall be permitted in all Districts. As are directional signs erected in conjunction with private on-site circulation and off-street parking areas, provided any such sign does not exceed four (4) square feet in area and is limited to traffic control functions only;
- (d) Subdivision development/multiple building site or unit marketing signs not exceeding thirty-two (32) square feet in area; provided, however, that such signs shall be removed at such times as fifty (50) percent or more of the lots or units in such developments are sold or after five (5) years, whichever shall first occur.
- (e) One (1) construction sign per project of no more than thirty two (32) square feet in area denoting architects, engineers, or contractors in conjunction with the work under construction, other than one and two family dwellings, provided such signs do not exceed one (1) per project and thirty two (32) square feet in area.
- (f) Memorial nameplates or tablets which are either (1) cut into the face of a masonry surface; or (2) constructed of bronze or other incombustible material when located flat on the face of the building.
- (l) A sign painted on or attached to the inside of a window or door of a commercial building provided that its total area shall not exceed twenty-five (25) percent of the area of the window or door. Such sign area shall furthermore, not be counted in the calculation of total sign area.
- (m) Temporary and incidental signs as defined in Section 24.02, as follows:
 - (1) Non-illuminated incidental and temporary signs of five (5) square feet or less in size and a height of forty-two inches (42") above ground level for all permitted residential uses in all residential zoning districts
 - (2) Non-illuminated temporary signs of sixteen (16) square feet or less in size and a height of not more than sixty (60) inches in all Business and Industrial zoning

districts and for all non-residential uses in Residential and Agricultural zoning districts.

SECTION 24.05 SPECIAL EVENT SIGNS AND DISPLAYS. In any Zoning District special decorative banner displays or signs used for celebrations, public demonstrations or civic, charitable or commercial promotions may be permitted when authorized by the Zoning Administrator. In considering such authorization, the Zoning Administrator shall in all districts consider the following general standards:

- (a) Unless first issued a permit by the Allegan County Road Commission temporary signs, portable signs and banners, inflatable displays and sandwich boards/A-frame signs are at all time prohibited within the public street right-of-way or any public street easement
- (b) The duration or time period during which the display or sign will be utilized and whether such is reasonably related to a specific celebration period or event;
- (c) The arrangements made for the removal of the sign or display after the termination of the above stated time period;
- (d) The effect of the proposed sign or display shall not impair light dispersion and air circulation for lots and activities which are both adjoining and in the surrounding neighborhood of the proposed sign or display; and
- (e) The sign or display shall not constitute a traffic hazard;
- (f) The effect of the sign or display on the surrounding neighborhood

SECTION 24.06 TEMPORARY SIGNS AND DISPLAYS- SPECIFIC STANDARDS AND LIMITATIONS. The following specific standards and limitations shall also apply to display of temporary signs, including portable signs, banners and other displays issued permits under the above Section 24.05.

- (a) Temporary signs (in excess of 16 square feet) banners, pennants, string lights, ribbons, balloon signs, inflatable signs and figures and portable signs may be in place or erected for no more than sixty (60) days in any one (1) year period. No more than fifteen (15) days shall be consecutive. The time between issuance of permits for Temporary Sign(s) shall be no less than thirty (30) days.

For new business establishments located in a commercial or industrial district one (1) consecutive display period of thirty (30) days and a total of seventy-five (75) display days may be permitted within the first year of business activity.

- (b) The beginning of the display period for any temporary or portable sign, banner or other similar display shall not be more than fourteen (14) calendar days from the date of the issuance of the permit.
- (c) There shall not be more than one temporary sign (in excess of 16 square feet), portable sign, banner or inflatable display, displayed per principle use or tenant on a property at any one time.
- (d) No banner shall exceed 35 square feet in area.
- (e) No temporary or portable sign shall exceed forty eight (48) square feet per side. No

temporary or portable sign shall exceed a maximum height of ten (10) feet from above ground level. For the purpose of this section, the height of a portable or temporary sign shall include the height of any portion of a berm or mound on which the sign is placed that is above the average grade between the street and the front of the principle building. Such signs shall be positioned so as not to constitute a traffic hazard or a detriment to traffic safety by, including but not limited to, obstructing the vision of drivers or by obstructing or detracting from the visibility of any traffic control device on public streets and roads.

- (f) Portable signs shall be subject to the following additional standards:
- (1) Illuminated portable signs shall be installed in conformance with all State electrical codes. No flashing or moving lights shall be used on any portable sign.
 - (2) The under carriage or towing mechanism of a portable sign shall be leveled with jack mechanisms attached to and made a part of the under carriage by the manufacturer. All portable signs and components shall be firmly anchored to the ground in a manner which ensures that the sign will not constitute a safety hazard in the event of high winds, as determined by the Zoning Administrator.
- (g) Any temporary sign, portable sign or banner for which a permit has been issued pursuant to this Section and which is placed or displayed in violation of this ordinance may be impounded by the Township. Any costs associated with the removal and impoundment of the sign by the Township shall be deducted from the deposit made at the time of application for the sign permit. Upon removal and impoundment of a sign, the Township shall notify the sign owner and/or permit applicant of the Township's intent to dispose of the sign. If it is not claimed and removed from the Township's place of impoundment within thirty (30) days from the date of the notice, the Township may dispose of the sign in any manner it deems appropriate.

SECTION 24.07 SIGN OR MESSAGE CONTENT. Any non-commercial message may be substituted for the message on any sign permitted by this ordinance and signs with a noncommercial message may be modified to contain any other noncommercial message.

SECTION 24.08 SIGNS PERMITTED BY ZONING DISTRICT. Signs are permitted according to the district in which they are located or intended to be located. Certain types of signs are permitted in certain districts according to the following regulations:

- (a) **Agricultural District.** In the AG Agricultural District the following types of signs are permitted:
- (1) **On Premises Advertising Sign,** one for principal uses other than dwellings, not exceeding twenty-four (24) square feet in area and set back at least fifteen (15) feet from the front line.
 - (2) **Identification Sign,** one per dwelling unit not exceeding eight (8) square feet in area; and one per business not exceeding twenty-five (25) square feet.

- (3) Subdivision Identification Sign. One per subdivision entrance, continuously and properly maintained; not exceeding two (32) square feet in area and set back at least fifteen (15) feet from any property or right-of-way line.
 - (4) Electronic Message Displays are permitted subject to the following requirements:
 - a. Operational Limitations. Such displays shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity.
 - b. Minimum Display Time. Each message on the sign must be displayed for a minimum of 7 seconds.
 - c. Message Change Sequence. A minimum of 0.3 seconds of time with no message displayed shall be provided between each message displayed on the sign.
 - (5) Signs exempted and allowed under Sections 24.04 and 24.05
- (b) **Residential Districts**. In the R-1, R1-A, R-2 and R-3 Residential Districts, no more than one sign at any one time shall be permitted. No sign shall be illuminated by other than continuous indirect white light, nor shall it contain any visible moving parts. The following types of signs are permitted:
- (1) On-Premises Advertising Sign, for principal uses other than dwellings, not exceeding ten (10) square feet in area and not located nearer to the front lot line than six (6) feet from the required front yard setback nor located in the required side yard setback.
 - (2) Identification Sign. One per dwelling unit, not exceeding one hundred forty-four (144) square inches in area; and one per business, not exceeding eight (8) square feet in area.
 - (3) Institutional Reader Board. One per public or semi-public institution, located on premises, not exceeding forty (40) square feet in area, and set back at least fifteen (15) feet from the front lot line.
 - (4) Subdivision Identification Sign. One per subdivision entrance, continuously and properly maintained; not exceeding thirty two (32) square feet in area and set back at least fifteen (15) feet from any property or right-of-way line.
 - (5) Electronic Message Displays are permitted subject to the following requirements:
 - a. Operational Limitations. Such displays shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing, scintillating or varying of light intensity.
 - b. Minimum Display Time. Each message on the sign must be displayed for a minimum of 7 seconds.

- c. Message Change Sequence. A minimum of 0.3 seconds of time with no message displayed shall be provided between each message displayed on the sign.
- (6) Signs exempted and allowed under Sections 24.04 and 24.05
- (c) **Mobile Home Parks and Multiple-Family Dwellings.** The following additional types of signs are permitted provided that no sign shall be illuminated by other than continuous indirect white light, nor shall it contain any visible moving parts
- (1) All signs as permitted above in R-1, R1-a, R-2 and R-3 Residential Districts.
 - (2) Signs exempted and allowed under Sections 24.04 and 24.05
 - (3) Wall Signs. One per housing development, indicating only the name of the housing development; not exceeding sixteen (16) square feet in area.
- (d) **General Business and Industrial Districts.** In the C-1 and I-1 Zoning Districts, the following signs are permitted.
- (1) All signs as permitted above in R-1, R1-a, R-2 and R-3 Residential Districts except as modified hereunder.
 - (2) Advertising Sign, Wall Sign, Roof-Sign, Monument Sign, Pole Sign (less than twenty (20) feet in height) or Marquee Sign. No business establishment shall have a total of more than three (3) signs facing upon any one street, providing the total sign area for all signs permitted shall not exceed fifteen (15) percent of the area of the face of the building to which they are attached or stand in front of. The set back from the front lot line shall be at least ten (10) feet, except as provided for elsewhere in this ordinance.
 - (3) Electronic Message Displays may be permitted subject to the following requirements:
 - a. *Operational Limitations.*
 - i. *All Sites and uses within 150 feet of a residential use or Residential District.* The displays shall contain static messages only, changed only through dissolve or fade transitions, or with the use of other subtle transitions and frame effects that do not have the appearance of moving text or images, but which may otherwise not have movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement of any illumination or the flashing, scintillating or varying of light intensity.
 - ii. *All other sites and Uses.* The displays shall be limited to static displays, messages that appear or disappear from the display through dissolve, fade, travel or scroll modes, or similar transitions and frame effects that have text, animated graphics or images that appear to move or change in size, or be revealed sequentially rather than all at once.

- b. *Minimum Display Time.* Each message on the sign must be displayed for a minimum of 7 seconds.
- (b) Signs exempted and allowed under Sections 24.04 and 24.05.
- (c) Billboard, where the erection or maintenance of same will not unreasonably affect the proper use of adjoining property, at least twenty (20) feet from any right-of-way line; not exceeding a sign area of ten (10) feet in height and fifteen (15) feet in length. Not more than one billboard may be located within 2,640 linear feet of another billboard located on the same side of such street or highway. The 2,640 linear foot measurement shall not be limited to the boundaries of Heath Township where the particular street or highway extends beyond such boundaries. The following additional provisions shall apply to billboards incorporating electronic display:
 - a. Off-premises Electronic Message Display advertising signs may not be constructed to replace existing off-premises advertising signs unless they meet the above spacing requirements.
 - b. The entire sign face shall be a moving image display and shall only convey a single product or message at any one time.
 - c. Except for the change from one display to the next, each individual sign display shall be stationary. No elements of the display may move, flash or scroll, except to change from one display to the next (ref. def. of "Multi-vision display").
 - d. Displays may change no less than seven seconds apart. Each change shall be a fade from one display to the next, with the duration of the transition (fade-out/fade-in) no less than one-half of a second.
 - e. Maximum brightness of a video display or electronic graphic display sign shall not exceed illumination of 5,000 nits (candelas per square meter) during daylight hours, nor 540 nits between dusk and dawn, as measured from the sign's face at maximum brightness. The sign must have an automatic dimmer switch control to produce a distinct illumination change from a higher illumination level to a lower illumination level for the period of time between one-half hour before sunset and one-half hour after sunrise. For those electronic signs equipped with automatic dimmer features to adjust brightness levels for ambient light, it shall be required that the sign software be set to "automatic" in order to comply with levels of brightness as set forth in this section

SECTION 24.09 MEASUREMENT OF AREA OF A SIGN. The entire area within a circle, triangle, or parallelogram enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed but including any sign tower. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to

back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area. In the case of a sphere, the total area of the sphere is divided by four for purposes of determining the maximum permitted sign area.

SECTION 24.10 ILLUMINATION. There shall be no flashing, oscillating, or intermittent, red, blue, or green illumination of any sign located in the line of vision of a traffic control device or interfering with safe vision along any roadway, especially at intersections. All illuminated signs shall be designed and located to prevent the light there from being cast upon adjoining residences and shall be located at least one hundred fifty (150) feet from any residential use. The illumination of any sign shall not be detrimental or annoying to surrounding property nor constitute a safety hazard, as determined by the Zoning Administrator.

SECTION 24.11 CONSTRUCTION AND MAINTENANCE. The construction of any sign shall be such that it will withstand all wind and vibration forces which can be normally expected to occur in the vicinity. All signs shall be properly maintained and shall not be allowed to become unsightly through disrepair or action of the elements. No advertising sign or billboard permit shall be issued until the building and zoning inspectors are satisfied the sign to be constructed complies with the provisions of this ordinance and will be constructed in a safe, sturdy and durable manner with proper bracing anchorage and foundation. A sign shall not be erected or installed until a permit is first obtained from the Township Zoning Administrator and from the Building Inspector.

SECTION 24.12 HEIGHT. No sign otherwise permitted shall exceed the maximum height limitations of the zoning district in which it is located.

SECTION 24.13 PERMIT PROCEDURE. Application for a permit to construct or locate a sign, (except those exempted in Section 24.04) shall be obtained from the Township Zoning Administrator. The Zoning Administrator shall approve, disapprove or approve subject to specified conditions, the request for a permit, based upon the standards for this Section. The application shall include the following information:

- (a) Name, address, telephone number of the landowner, developer or petitioner.
- (b) A map of the property at a scale of 1" = 25' showing the location and type of existing structures on the site, property boundaries, location and type of structures or adjacent properties, road rights-of-way, entrances and exits onto the subject property and approximate location of the proposed sign(s).
- (c) An elevation drawing of the proposed sign(s) depicting its design, lettering, method of illumination and other relevant information. The dimensions of the height and length, and width of the sign(s) and height between ground elevation and the bottom of the sign, shall be noted.
- (d) In the case of a wall sign, an elevation of the wall of the building on which the sign is to be placed, including a depiction of the wall sign at scale, shall be shown. The dimension of the building wall and the sign shall be depicted.
- (e) In the case of a temporary sign, the length of time the proposed sign will be on the site.

- (f) The proposed date of construction of the sign.
- (g) Other information or data as may be required by the Zoning Administrator.

SECTION 24.14 NONCONFORMING SIGNS, AND SIGNS ACCESSORY TO NONCONFORMING USES.

- (a) **Continuance.** Notwithstanding any other provision of this Chapter to the contrary, a permanent sign which was erected legally and which lawfully exists at the time of the enactment of this Amendment, but which does not conform to the height, size, area, location or other requirements of this Chapter, is deemed to be nonconforming and may continue to be used subsequent to that time, as provided by this section.
- (b) **Alteration/Repair.** Nonconforming signs shall not be altered, expanded, enlarged, extended, or repaired, without being brought into full compliance with all applicable regulations under this Chapter, except as expressly provided by this subsection.
 - (1) A nonconforming sign may be diminished in size or dimension without jeopardizing the privilege of nonconforming use. As with conforming signs, a change solely in the wording of the copy of a nonconforming sign shall not constitute an alteration for purposes of this Chapter, unless the result of the change would cause the sign to be reclassified to a type of sign subject to different or more restrictive regulation.
 - (2) Routine repair to maintain a nonconforming sign in a safe and aesthetic condition exactly as it existed at the time of the enactment of this Chapter and so as to continue the useful life of the sign shall not constitute an alteration for purposes of this Chapter, unless the estimated cost of repair exceeds fifty (50%) percent of the appraised replacement cost of the entire sign prior to the repair, as determined by the Township. If the estimated cost of repair exceeds fifty (50%) percent of that appraised replacement cost, the right to continue using the nonconforming sign shall thereupon terminate and the sign must be brought into full compliance with all applicable provisions and requirements of this Chapter prior to further use.
 - (3) In no event shall the alteration of a nonconforming sign result in an increase in the nature or degree of any aspect of the sign's nonconformity.
- (c) **Signs Accessory to Nonconforming Uses.** A sign related to a nonconforming use may be erected in the Township in accordance with the sign regulations for the zoning district in which the property is located.
- (d) **Damage or Destruction.** If a nonconforming sign is damaged or destroyed by fire, explosion, flood, wind or other calamity, the sign may be restored to the condition exactly as it existed immediately prior to the damage or destruction, unless the estimated cost of restoration or replacement exceeds 50% of the appraised replacement cost of the entire sign prior to the loss, as determined by the Village. If the estimated cost of restoration or replacement exceeds 50% of that appraised replacement cost, the right to continue using the nonconforming sign shall thereupon terminate and the sign shall be brought into full compliance with all applicable provisions and requirements of this Chapter prior to further use.

- (e) **Abandoned Signs.** Any sign which the Township determines to be abandoned shall be removed by the owner. If the owner does not remove the sign, or if no owner can be found, the Township may remove the sign. If the sign is removed by the Township and the owner is known, the Township shall have the right to recover from the owner of the sign the full costs of removing and disposing of the sign.
- (f) **Portable and Temporary Signs.** Portable and temporary signs that are nonconforming shall be altered to comply with the provisions of this Chapter or they shall be removed within ninety (90) days after the effective date of this section.

CHAPTER 25 RESERVED FOR FUTURE USE