

Article 9 SIGNS

Section 9.1 Purpose

The purpose of this Article is to provide a framework for the display of signs to accommodate the legitimate identification, advertising and informational needs of all land uses and to ensure free speech rights guaranteed by the First Amendment to the U.S. Constitution, including the expression of personal, religious, political and ideological views. It is the purpose of this Article to provide such signage needs and opportunities in a manner that is balanced with the desired stability and enhancement of residential and non-residential areas including property values, the safety of the Township's road corridors, and the Township's prevailing desired visual character. It is recognized that unrestricted or unregulated signage does not support the desired character of the Township nor benefit either private enterprise or the community-at-large. Unrestricted signage encourages traffic safety hazards, visual clutter, confusion for vehicle drivers, visual blight, and decreased property values, and undermines the desired visual character of the Township including its business centers and residential neighborhoods, and its economic development initiatives. This Article recognizes that certain activities and uses of land are temporary in nature and though temporary, have reasonable signage needs, and this Article is intended to permit temporary signage consistent with the regulatory framework presented above.

Section 9.2 Definitions

- A. Banner Sign:** A temporary sign composed of cloth, canvas, plastic, fabric or similar lightweight, non-rigid material that is mounted on a wall.
- B. Electronic Message Center (EMC) Signs:** A sign that is capable of displaying words, symbols, figures or images that can be electronically, digitally or mechanically changed by remote or automatic means. An EMC sign may be a free-standing sign, monument sign, or wall sign, as defined herein.
- C. Free-Standing Sign:** A sign face supported by a center or multiple poles, posts or other support mechanisms, and which does not constitute a wall sign or temporary sign.
- D. Monument Sign:** A free-standing sign, the bottom of which sign face is twenty-four (24) inches or less above the ground below, and which may be supported by a center or multiple poles, posts or similar support mechanisms, or may extend down and into the ground, similar in character to a monument.
- E. Illumination/Illuminate:** The act of highlighting the visual presence and/or impact of a sign by the use of artificially created light, such as through electrical devices.
1. "Internal illumination" is the incorporation of the light source behind the sign face intended to be highlighted and enclosed within the framing of the sign. For the purpose of this Article, an EMC sign shall be construed to be an internally illuminated sign.
 2. "External illumination" is the placement of a light source in front, above, below and/or to the side of the sign face that is to be highlighted. External illumination is not enclosed within the frame of the sign.
- F. Permanent Sign:** A sign designed or intended to last or remain unchanged indefinitely, including attachment the ground, wall or other structure in such manner that the sign cannot be easily removed and/or relocated. A permanent sign shall be construed to be the same permanent sign despite modifications to the message of such sign.
- G. Projecting Sign:** A sign mounted on a building façade, generally perpendicular to the building façade and which projects more than eighteen (18) inches from the wall over the ground surface below, and is designed or intended to be principally viewed from a position generally alongside the façade and not viewed from a position generally facing the façade. A sign on a marquee, canopy or awning-type structure, irrespective of the direction the sign faces, shall not be construed as a "projecting sign."
- H. Sign:** Any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, banner, flag, pennant, trade names or marks, or other representation, or combination thereof, designed for the purpose of directing attention to, advertising, identifying, expressing or making known something including, but not limited to, an individual, a firm, an association, a profession, a business, a commodity or product, an activity, a belief, a philosophy, or an idea, which is located upon any land, building or structure on or in any building and intended to be viewed from the outdoors.
- I. Temporary Sign:** A sign designed to be moved periodically or displayed for a limited and comparatively short period of time only, without a foundation, footing or similar permanent underground, wall or structure anchoring system, such as in the case of a "grand opening" sign, a sign announcing an upcoming

community event, and signs mounted on wheeled trailers. A temporary sign shall be construed to be the same temporary sign despite modifications to the location or message of such sign during the period the sign is displayed.

J. Wall Sign: A sign which is attached directly to a building wall with the sign area surface flat against or generally parallel to the building wall, within eight (8) inches from the face of the wall, including signs painted on a building wall and signs on a projecting rigid or non-rigid fabric marquee, canopy or awning-type structure.

K. Billboard: A sign that advertises, promotes or pertains to a business, produce, service, use or event not occurring, sold, or present on the lot where the sign/billboard is located.

Section 9.3 General Standards and Regulations

A. Compliance, Permits and Review

1. Compliance Required: No sign shall be erected, used or maintained unless in compliance with the regulations of this Article and this Ordinance.
2. Required Permit/Review: All signs require a zoning permit prior to placement, use, erection, replacement or alteration unless exempted by subsection (4) below. All signs shall require a building permit as may be required by the Michigan Building Code.
 - a. A sign application for a use subject to site plan review according to Article 14 shall be acted upon as provided by Article 14, either as part of the site plan review procedure for the entire project or as part of a proposed revision to a previously approved site plan.
 - b. A sign application for a use that is not subject to site plan review according to Article 14 shall be acted upon by the Zoning Administrator.
3. Application Information: An application for a zoning permit for a sign shall include the following minimum information regarding such sign, in addition to the information required by Article 14:
 - a. The location and placement of the proposed sign on the lot and/or building façade including proposed setbacks from lot lines, easements and driveways.
 - b. A fully dimensioned scale drawing of the plans, specifications and method of construction and/or attachment. Drawings shall include the sign area and height and the sign's colors and construction materials. In the case of a wall sign, the dimensions of the wall on which the sign is to be attached shall be provided.
 - c. Written consent of the owner of the lot, building, and/or structure, if other than the applicant.
 - d. Any other information the approving body may require to establish conformance with the Ordinance.
4. Signs Exempt from Permit/Review: The following signs are exempt from the provisions of subsection (2) above but shall conform to all other regulations and standards of this Article including sign area, height and setback standards.
 - a. Signs required by a public agency having jurisdiction over a road right-of-way.
 - b. Official notices issued by a public agency, court, or government official.
 - c. Signs painted on operating, licensed commercial motorized vehicles.
 - d. Ordinary maintenance, servicing, repainting, cleaning, altering, or changing the information of an existing sign, provided the size, location and/or structure are not changed.
 - e. Indoor signs affixed to or covering windows.
 - f. Signs authorized under Section 9.6 and 9.7.
 - g. Signs less than six (6) sq. ft. in area not otherwise listed above.

B. Construction, Maintenance and Abandonment

1. Building Code: All signs shall be constructed and maintained in a manner consistent with building code provisions and maintained in good structural condition and repair at all times, free of hazards to the general public. Signs shall not be constructed from materials that are remnants or manufactured for a different purpose. No sign shall be erected prior to the receipt of all building permits as may be necessary under the Michigan Construction Code.
2. Integrally Designed: A sign shall be integrally designed so that its elements are of a unified character and are not comprised of an assemblage of different sign types and materials. No support shall be used accommodate multiple signs intended to serve the same business, tenant or occupant of a lot.
3. Width/Length Ratio: No free-standing sign shall have a dimension that exceeds five times that of its opposite dimension, such as in the case of a sign's width and length.
4. Maintenance: All signs shall be kept neatly painted, stained, sealed or preserved at all times including all metal parts and supports. Signs shall be maintained free of peeling material, fading, rust, rot, insect infestation or other conditions reflective of a state of disrepair.
4. Abandonment: No message or information shall be displayed on a sign for more than one hundred eighty (180) days after such message or information is obsolete or otherwise no longer applicable.

C. Lighting:

1. Authorized Lighting: Signs may be illuminated unless specified otherwise, and may be internally or externally illuminated unless specified otherwise. Lighting shall comply with the National Electrical Code.
2. Moving Illumination: No sign shall include flashing, blinking, moving or variable intensity illumination except as authorized in subsection (5) below in association with an EMC sign.
3. Exterior Illumination: The source of exterior sign illumination shall be shielded from public road right-of-ways and adjacent properties, and shall not be visible beyond the property line of the lot on which the sign is located. All externally lit signs shall be illuminated by lights affixed to the sign and directed downward on the sign face only. This subsection (3) shall not apply to neon lights, and exposed bulbs not exceeding fifteen (15) watts, provided such signs shall not exceed four (4) sq. ft. in area.
4. Interior Illumination: The source of interior sign illumination shall be shielded from public road right-of-ways and adjacent properties, and shall not be visible beyond the property line of the lot on which the sign is located.
5. EMC Signs:
 - a. An image on an EMC sign, and any portion of an image on an EMC sign, shall stay constant for a minimum of thirty (30) seconds, without any change in movement, light intensity or color. Message scrolling and similar moving messages are prohibited.
 - b. Any change or transition in display on an EMC sign shall not exceed one (1) second in duration.
 - c. An EMC sign shall have no message changes during hours that the business or use is not open or otherwise available to the public.
 - d. An EMC sign shall be equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with ambient light conditions. No EMC sign shall exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle meter at a distance determined by the square root of the sign's square foot area multiplied by 100. An example of such a determination in the case of a 12 sq. ft. sign is:

$$\sqrt{(12 \times 100)} = 34.6 \text{ feet measuring distance}$$

D. Measurements

1. Sign Area: The area of a sign shall be computed by calculating the square footage of a sign face as measured by enclosing the most protruding points or edges of all sign faces of the sign within a parallelogram, rectangle, triangle, or circle, or combination thereof, including any framing.
 - a. Where a sign has two (2) or more similarly shaped faces placed back-to-back, parallel to one another and less than eighteen (18) inches apart from one another, the area of the sign shall be the area of one (1) face.
 - b. Where a sign has two (2) faces placed back-to-back, parallel to one another and less than eighteen (18) inches apart from one another, but the signs are of differing sizes, the sign area shall be that of the larger sign.
 - c. In the case of a sign with three or more faces, the area of the sign shall be the area of all faces combined. Sign faces separated by more than eighteen inches (18") shall be considered to have three (3) or more faces.
2. Sign Setbacks: Sign setbacks shall be measured from the lot line horizontally to the nearest edge of the sign. The "nearest edge of the sign" shall be the leading edge of the sign closest to such lot line as viewed from above in plan or bird's eye view.
3. Sign Height: The height of a sign shall be measured from the highest point of the sign, including all frame and structural members of the sign, to the average ground elevation within ten (10) feet of the sign base. The height of a sign placed upon a berm shall be measured from the base elevation of the berm.

E. Prohibited Signs. The following signs are prohibited:

1. Traffic Interference Signs:
 - a. Signs which, due to location, design, color, or lighting, encourage confusion among drivers due to unauthorized traffic signs, signals or devices, or signs that make use of the words "stop", "look", "danger" or any word, phrase, symbol or character in such manner as to interfere with, mislead or confuse drivers or pedestrians.
 - b. Signs that obstruct free and clear vision of approaching, intersecting or merging traffic.
2. Moving and Flashing Signs: Signs that have flashing lights, visible moving parts, visible revolving parts or visible mechanical movement of any type, or other apparent visible movement irrespective of the cause of the movement including running copy signs.
 - a. Banners, pennants, festoons, spinners and streamers, and similar devices, which move due to wind or mechanical devices and which are intended to draw attention to a location are considered moving signs and are prohibited except as otherwise expressly authorized in association with a temporary

- sign according to Sec. 9.6.
- b. This subsection (2) shall not be construed to prohibit EMC signs or signs that rely on light-emitting diodes (LEDs) provided such signs are in compliance with Sec. 9.3(C).
 - c. Signs that obstruct ingress or egress from a door, window or emergency exit.
3. **Projecting Signs and Roof Signs:** Projecting signs as defined herein and signs affixed to a roof and other signs that extend in height above the roof behind such sign.
 4. **Vehicle Signs:** Signs greater than thirty (30) sq. ft. when located on parked vehicles within forty (40) feet of a public right-of-way, where the primary use of the vehicle is the display of such sign. This restriction shall not apply to parked vehicles during the period of their loading and/or unloading.
 5. **Banners:** Signs comprised of banners except as otherwise expressly authorized in association with a temporary sign according to Sec. 9.6.
 6. **Sexual Content:** Signs that have any words, lettering, photographs, silhouettes, drawings, or pictorial representations of a sexually explicit character including any sign elements portraying "specified anatomical areas" or "specified sexual activities" as defined in Article 18 under "Sexually Oriented Businesses."
 7. **Signs No Longer Applicable:** Signs that advertise an activity, business, product, or service no longer conducted or available on the premises on which the sign is located.
 8. **Right-of-Way Signs:** Signs placed in, upon, or over any public right-of-way, alley, or other public place, except upon approval of the governmental entity having jurisdiction over such right-of-way, alley, or other public place.
 9. **Obstruction of Access Way:** Any sign that obstructs ingress or egress from any required door, window, fire or other required or access necessary way.
 10. **Other Signs:**
 - a. Signs that are painted on or attached to any fence or any wall that is not a structural part of a building except in the case of a temporary sign authorized pursuant to Section 9.7.
 - b. Signs that emit audible sound, odor, or visible matter.
 - c. Any sign or sign structure which constitutes a hazard to public health or safety due to inadequate maintenance.
 - d. Any sign not expressly authorized by this Ordinance or otherwise unlawfully installed, erected or maintained.
 11. **Billboards:** Billboards are prohibited.

F. Window Signs: No sign affixed to or covering a window which is intended to be viewed from the outside shall exceed one-quarter (25%) of the total window area except in the case of the advertising of the grand opening of a business according to Section 9.6. Window signage in excess of a total of sixteen (16) sq. ft. shall be applied to the calculation of total wall sign area.

Section 9.4 Nonconforming Signs

A. Continuance: The continuance of a lawful use of any sign existing on the date of adoption of this Ordinance or amendment thereto, although such sign may not conform to the provisions of this Article, shall be permitted to continue according to Article 6 except that the following is applicable:

1. **Replacement:** A nonconforming sign shall not be replaced with another nonconforming sign. This limitation shall not prohibit replacing the sign message of the nonconforming sign provided no structural or frame alterations are made to such sign.
2. **Alterations:** A nonconforming sign shall not be structurally altered, moved or undergo changes to its shape, size, location, type, or design except where such changes shall result in removing all nonconforming aspects of the sign.
3. **Destruction:** Should a nonconforming sign be destroyed by any means to an extent of more than fifty percent (50%) of its replacement value, exclusive of foundations, it shall not be reconstructed except in full conformity with the provisions of this Article.

B. Abandoned signs or nonconforming signs that lose their lawful nonconforming status must be promptly removed.

Section 9.5 Permitted Permanent Signs by District

Table 9.5-1 identifies authorized signs in each District according to the limitations specified in the Table regarding sign type, number, area, height and setbacks. Table 9.5-1 applies to signs that do not constitute temporary signs as defined in this Article. See Section 9.7 regarding temporary signs. Nothing in Table 9.5-1 shall be construed as authorizing a sign, sign area, sign height or sign setback that is otherwise regulated by other Sections of this Article. The signs authorized by this Section are permitted in addition to the signs authorized by Sections 9.6 and 9.7.

Table 9.5-1

See “Special Provisions” following Table.

FS = Free-Standing Sign MS = Monument Sign WS = Wall Sign

District See Sec 3.1 for District Classification	Authorized Signs and Maximum Number	Maximum Signage Area	Maximum Sign Height Above Ground	Minimum Sign Setback from Lot Lines
Agricultural See Sec. 9.6 for dwellings.	<u>FS</u> 1 <u>WS</u> No restrictions	<u>FS</u> : 20 sq. ft., except that a monument sign shall not exceed 32 sq. ft. <u>WS</u> : 10% of the vertical area of the building façade to which the signage is attached, but not to exceed 32 sq. ft. per sign.	<u>FS</u> : 5'. <u>WS</u> : Top of wall but no greater than 12'.	<u>FS</u> : 10' from all lot lines.
Residential See Sec. 9.6 for dwellings.	<u>FS</u> 1 <u>WS</u> No restrictions	<u>FS</u> : 20 sq. ft., except that a monument sign shall not exceed 32 sq. ft. <u>WS</u> : 10% of the vertical area of the building façade to which the signage is attached, but not to exceed 32 sq. ft. per sign.	<u>FS</u> : 5'. <u>WS</u> : Top of wall but no greater than 12'.	<u>FS</u> : 10' from all lot lines.
Business and Industrial	<u>FS</u> 1 <u>WS</u> No limitations	<u>FS</u> : 1 sq. ft. for each 1' of building height or length generally oriented to the road, whichever is greater, measured as a straight line between the ground elevation and the lowest portion of the roof or between building corners, provided no sign shall be greater than 50 sq. ft. <u>WS</u> : 10% of the vertical area of the building façade to which the signage is attached, but not to exceed 32 sq. ft. per sign.	<u>FS</u> : 12' but in no case shall a monument sign exceed 6'. <u>WS</u> : Top of wall but no greater than 15'.	<u>FS</u> : 10' from all lot lines except 20' from any side and rear lot line adjacent to an Agricultural or Residential District.

Table 9.5 -1 Special Provisions

A. EMC Signs:

1. That portion of an EMC sign designed to display changing words, symbols, figures or images shall not exceed six (6) feet in height above the ground in Business and Industrial Districts and shall not exceed five (5) feet in height in all other Districts.
2. That portion of an EMC sign designed to display changing words, symbols, figures or images shall not exceed eight (8) sq. ft. in area in Business and Industrial Districts and shall not exceed four (4) sq. ft. in all other Districts.

B. Corner Lot: The standards of Table 9.5-1 shall apply to each frontage separately for a corner or through lot, provided each frontage meets the minimum lot width standard of the District in which it is located.

C. Business Center Signs:

1. Business Center Defined: For the purpose of this subsection (3), a business center shall be defined as a grouping of two or more business establishments on one (1) or more lots that are linked architecturally or otherwise developed as a unified grouping of businesses and may share parking and access.
2. Freestanding Signs: A business center shall be permitted one (1) free-standing sign or one (1) monument sign, not to exceed thirty-two (32) sq. ft. in area and eight (8) feet in height, for the purpose of identifying the business center and displaying a directory of the individual businesses or tenants contained within. Such sign shall not exceed twenty-four (24) sq. ft. where no directory is provided.
 - (a) In the case of a business center that exceeds three hundred (300) linear feet of building facade along a single road, one (1) additional freestanding sign is permitted provided a minimum of three hundred (300) feet is maintained between such signs.
 - (b) In the case of a business center comprised of multiple buildings, one (1) monument sign shall be permitted for each building provided such sign is located in the immediate proximity of the building to which it pertains and does not exceed five (5) feet in height and eighteen (18) sq. ft. in area.
3. Wall Signs: A business center shall be permitted one (1) wall sign according to the height and area standards of 9.5-1. In addition, the business center shall be permitted one (1) wall sign for each business or tenant space having frontage along a public road or parking area, and such sign shall be attached to the façade of such business or tenant space.
 - (a) The total area of all wall signs shall not exceed ten percent (10%) of the vertical surface area of the facade forming the building frontage generally oriented to the road frontage or parking area.
 - (b) The total wall sign area for a specific business or tenant having frontage along such public road or parking area shall not exceed ten percent (10%) of the vertical surface area of the façade comprising the specific business or tenant facade.

D. Drive-Through Signs: Any use that includes a drive-in or drive-through facility or other similar station where persons communicate from their vehicle with persons inside a building on the same lot shall be permitted to have signs that relate to the drive-in/drive-through facility, such as menu order board signs or information signs. One (1) drive-through sign, with a maximum height of eight (8) feet and a maximum area of thirty-two (32) sq. ft., is permitted per drive-in/drive-through use, and shall not be included in the computation of total sign area for the lot unless such signs are legible from a point of observation off the premises.

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Section 9.6 Additional Permanent Signs Permitted in All Districts

A. Authorization and Limitations: The signs delineated in subsection (B) shall be permitted in all Districts in addition to the signs authorized by Section 9.5, subject to the standards and limitations prescribed herein. This Section applies to signs that do not constitute temporary signs as defined in this Article. See Section 9.7 regarding temporary signs.

1. **Section 9.3:** Signs shall comply with Section 9.3.
2. **Setbacks:** Unless provided otherwise by this Article, signs authorized by this Section shall be set back from side and rear lot lines a minimum distance equal to the setback standards prescribed in Table 3-4, and a minimum distance of ten (10) feet from the front lot line.
3. **Illumination:** Signs may be illuminated unless otherwise provided.
4. **Area Calculations:** Signs permitted by this Section shall not be applied toward the permissible sign areas authorized by Section 9.5.

B. Permitted Signs

1. **Dwellings:** One (1) sign may be erected on a lot on which a single-family or two-family dwelling is located, set back a minimum distance of three (3) from a front lot line and ten (10) feet from all other lines, and one (1) sign may be erected within ten (10) feet of an entrance way to an indoor space within a multiple family dwelling. Such signs shall not exceed two (2) sq. ft. in area and five (5) feet in height if not attached to a wall, and may be illuminated. These limitations shall not prohibit the display of an additional non-illuminated address identification sign, part of a mailbox or mailbox support, and in compliance with U.S. Postal standards, to facilitate identification of the property for postal, emergency, and other vehicles.
2. **Entrance Signs:**
 - a. One (1) sign at an entrance driveway excluding driveways serving single-family and two-family dwellings. Such sign shall not exceed four (4) sq. ft. in area and four (4) feet in height and shall be located within ten (10) feet of the edge of the driveway and street right-of-way.
 - b. One (1) sign at an entrance to a residential or non-residential development consisting of a platted subdivision, condominium subdivision, multiple family development, manufactured housing community, or other unified development consisting of at least five (5) dwelling units or at least three (3) buildings used for commercial, industrial or institutional purposes. Such sign shall not exceed thirty-two (32) sq. ft. in area and five (5) feet in height, except that such sign shall not exceed six (6) feet in height when located in an approved planting bed.
 - c. One (1) sign at an entrance to a business, agency or other facility, excluding single-family and two-family dwellings. Such sign shall have a maximum height of six (6) feet and shall not exceed eight (8) sq. ft. in area. In no case shall the sign be farther than ten (10) feet from such door.
3. **Parking Lot Signs:** Signs no greater than three (3) sq. ft. in area and three (3) feet in height, located in a parking lot and/or within ten (10) feet of the parking lot, and provided a minimum of forty (40) feet shall be maintained between such signs.

Section 9.7 Additional Permitted Temporary Signs

A. Authorization and Limitations: In addition to all other signs authorized by Sec. 9.5 and Sec. 9.6, temporary signs are permitted according to the requirements and limitations of this Section.

B. Purpose: A temporary sign may be used for any purpose including, but not limited to, announcements pertaining to a grand opening, an upcoming special event, or the availability of a dwelling or real estate for sale or rent; seasonal celebrations; construction signs providing information about the project under construction; and expressions of political, religious and ideological views.

C. Illumination: A temporary sign shall not be illuminated except in association with a seasonal celebration or where otherwise attached to a building wall and provided there is compliance with Section 9.3.

D. Area Calculations: Signs permitted by this Section shall not be applied toward the permissible sign areas authorized by other sections of this Article.

E. Agricultural and Residential Districts: The following temporary signs are permitted in Conservation and Residential Districts according to the standards prescribed:

1. **Number:** No more than one (1) temporary sign shall be displayed on a lot at any time for each one-hundred (100) feet of the lot's road frontage or portion thereof, but in no case shall more than three (3) temporary signs be displayed at any single time.
2. **Sign Area:** Temporary signs shall not exceed four (4) sq. ft. in area except when attached to a building wall, in which case such sign shall not exceed eight (8) sq. ft. in area. In the case where the lot is comprised of more than ten (10) dwelling units or ten (10) tenant spaces, a temporary sign shall not

exceed eight (8) sq. ft. in area except when attached to a building wall, in which case such sign shall not exceed sixteen (16) sq. ft. in area.

3. **Sign Height:** Temporary signs shall not exceed a height of three (3) feet except where attached to a building wall, in which case such signs shall not exceed a height of eight (8) feet. In the case where the lot is comprised of more than ten (10) dwelling units or ten (10) tenant spaces, temporary signs shall not exceed a height of four (4) feet except where attached to a building wall, in which case such signs shall not exceed a height of eight (8) feet.
4. **Setbacks:** Temporary signs shall be set back a minimum distance of ten (10) feet from side and rear lot lines. Temporary signs greater than four (4) feet in height or eight (8) sq. ft. in area shall be set back a minimum distance of ten (10) feet from a front lot line.
5. **Duration:** No lot shall exhibit a temporary sign for more than thirty (30) days during any consecutive three (3) calendar months in the case where such sign exceeds four (4) sq. ft. in area, irrespective of whether the location or message of such sign is modified during the three (3) calendar month period. All other temporary signs authorized by this Section may be erected and maintained year-round.
6. **Multiple Tenants:** In addition to the temporary signs authorized by this subsection (E), in the case of a lot that is occupied by two (2) or more dwelling units or two (2) or more tenant spaces, each dwelling or tenant may display a temporary sign not exceed a height of three (3) feet and an area of four (4) sq. ft. and shall be set back from all lot lines a minimum distance of ten (10) feet.

F. Commercial and Industrial Districts

1. **Number and Spacing:** No more than two (2) temporary signs shall be displayed on a lot at any time for the first one-hundred (100) feet of the lot's road frontage or portion thereof, and no more than one (1) additional temporary sign shall be erected for each additional full one-hundred (100) feet of additional lot frontage. No more than two (2) temporary signs shall be erected within thirty (30) feet of one another.
2. **Sign Area:** No temporary sign shall exceed four (4) sq. ft. in area except that one (1) temporary sign shall not exceed twelve (12) sq. ft. in area and one (1) temporary sign shall not exceed eighteen (18) sq. ft. in area.
3. **Sign Height:** Temporary signs shall not exceed a height of four (4) feet except that one (1) temporary sign shall not exceed a height of eight (8) feet and any temporary sign attached to a wall shall not exceed a height of (8) feet.
4. **Setbacks:** Temporary signs shall be set back a minimum distance of ten (10) feet from side and rear lot lines. Temporary signs greater than six (6) feet in height or twelve (12) sq. ft. in area shall be set back a minimum distance of ten (10) feet from a front lot line.
5. **Duration:** No lot shall exhibit a temporary sign for more than thirty (30) days during any consecutive three (3) calendar months in the case where such sign exceeds twelve (12) sq. ft. in area, irrespective of whether the location or message of such sign is modified during the three (3) calendar month period. All other temporary signs authorized by this Section may be erected and maintained year-round.
6. **Multiple Tenants:** In addition to the temporary signs authorized by this subsection (F), in the case of a lot that is occupied by two (2) or more dwelling units or two (2) or more tenant spaces, each dwelling unit or tenant may display a temporary sign for no more than thirty (30) days during any consecutive three (3) months, and such temporary sign shall not exceed a height of three (3) feet and an area of four (4) sq. ft. Such temporary signs shall be setback from all lot lines a minimum distance of five (5) feet.

G. Exceptions for Temporary Activities: In addition to the temporary signs authorized by subsections (E) and (F), additional temporary signs shall be permitted for temporary activities according to the following:

1. **Temporary Real Estate Availability Signs:**
 - a. In the case of the sale or lease of a lot, building, building space, or residence, one (1) temporary sign shall be permitted for each two hundred (200) feet of road frontage or portion thereof, but in no case shall more than a total of three (3) such signs be erected on the same lot. No sign shall exceed an area of six (6) sq. ft. and a height not exceeding four (4) feet except that in Business and Industrial Districts, and on lots of a minimum area of twenty (20) acres in other Districts, no sign shall exceed an area of thirty-two (32) sq. ft. and a height not exceeding six (6) feet.
 - b. A platted subdivision, site condominium, multiple family development, manufactured housing community, or other unified residential or non-residential development consisting of at least five (5) dwelling units or tenant spaces, is permitted one (1) sign advertising the sale or lease of lots, buildings or residences, not exceeding forty-eight (48) sq. ft. in area and five (5) feet in height. Such sign may be illuminated and the sign shall be removed after two (2) years or after the sale of seventy-five percent (75%) of all lots, units, tenant spaces or buildings within said development, whichever occurs first.

2. Temporary Construction Signs: Non-illuminated signs identifying the owners, financiers, contractors, architects and engineers of a project under construction and for which a Zoning Permit has been granted, provided no more than three (3) such signs are erected with each being no greater than six (6) sq. ft. in area and six (6) feet in height, or one (1) sign is erected with an area no greater than thirty-two (32) sq. ft. and six (6) feet in height. In the case of a sign in association with the construction of a single-family or two-family dwelling, the forgoing standards for sign area and height shall be reduced by fifty percent (50%). Construction signs shall be erected no earlier than thirty (30) days prior to the commencement of construction and shall be removed no later than fourteen (14) days after a certificate of occupancy or similar final approval is issued or two (2) years, whichever occurs first.
3. Other Signs: Other temporary signs including warning signs such as no trespassing, no hunting, and warning of electrical current or animals, provided that such signs shall not exceed two (2) sq. ft. in area and four (4) feet in height, and spaced no closer than forty (40) feet to one another.

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