

VILLAGE OF PINCKNEY

ORDINANCE NO. \_\_\_\_\_

ORDINANCE AMENDING THE VILLAGE OF PINCKNEY CODE OF ORDINANCES  
BY AMENDING TITLE XV: LAND USAGE; CHAPTER 152, ZONING;  
§ 152.267, DEFINITIONS; §152.300 – 152.312, SIGNS

THE VILLAGE OF PINCKNEY ORDAINS:

**Section 1.** The definition of “SIGN” in Subsection (B), Definitions, of § 152.267, DEFINITIONS, Chapter 152, *Zoning*; Title XV, *Land Usage*, of the Village of Pinckney Code of Ordinances, is hereby amended to read as follows:

**SIGN.** Any object, device, display, or structure, or part thereof, situated outdoors or indoors, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location or otherwise convey information in written or pictorial form. Signs are further defined as follows:

**BANNER SIGN.** Any sign for advertising purposes, composed of fabric, plastic, or other non-rigid material without enclosing framework.

**BILLBOARD.** A sign regulated as a billboard by the Highway Advertising Act of 1972, as amended.

**CANOPY SIGN.** Means a sign displayed and affixed flat on the surface of a canopy and does not extend vertically or horizontally beyond the limits off the canopy.



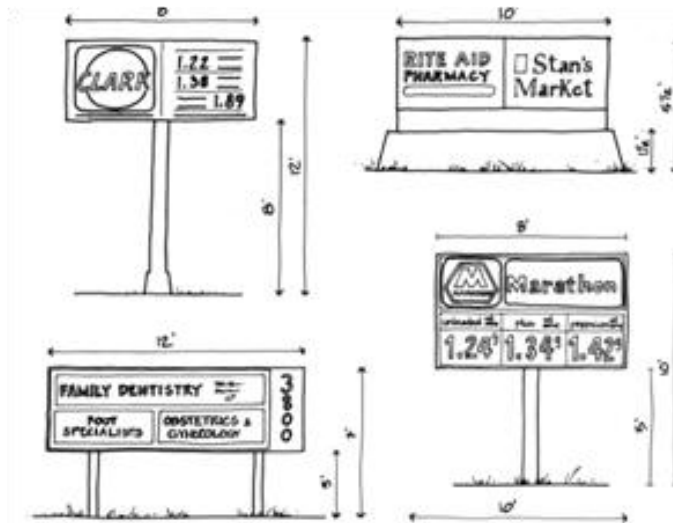
**CHANGEABLE MESSAGE SIGN.** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the structural integrity of the sign. A sign on which the only copy that changes is an electronic or mechanical indication of time, temperature shall be considered a "time, temperature" portion of a sign and not a changeable copy sign for purposes of this ordinance.

**DIGITAL/ELECTRONIC SIGN.** A sign that uses changing lights or other electronic media to form a sign message wherein the sequence of messages and the rate of change is electronically programmed and can be modified by an electronic process.

**DIRECTIONAL SIGN.** A sign directing and guiding vehicular or pedestrian traffic or parking but bearing no advertising matter.

**FREE STANDING SIGN.** A sign not attached to any building, and self-supported by poles, pylons, braces or other structural supports mounted in the ground.

**GROUND SIGN.** A sign supported by one or more upright brace or braces of reasonable size necessary to support such sign, permanently mounted in or upon the ground and in no way attached to a building structure.



**IDENTIFICATION SIGN.** A sign that only conveys the name of a person or business, or the address or name of a building, or a combination thereof, in order to identify the location of uses on the premises and not to advertise.

**MARQUEE SIGN.** A sign attached to or erected on a marquee, canopy or awning which projects from and is supported by a building.

**MENUBOARD.** A freestanding sign for restaurant establishments to display their menu items and prices in compliance with §152.305(C) of this ordinance.

**MURAL.** A design or representation painted or drawn on the wall of a building, which does not advertise an establishment, product, service, or activity.

**OFF-SITE DIRECTIONAL SIGN.** A sign that guides and directs traffic to a specified destination on another site in the most direct manner possible.

**PLACARD.** A sign not exceeding two (2) square feet in area, which provides notices of a public nature, such as “No Trespassing”, “No Hunting”, “Closed”, or “Open”.

**POLITICAL SIGN.** A temporary sign used in connection with an official local government, school district, county, state, or federal election or referendum.

**PORTABLE SIGN.** Any sign not permanently attached to the ground or a building.

**PROJECTING SIGN.** A sign which is supported by a wall, roof or building and which projects from the building at some angle greater than twenty (20) degrees thereto.

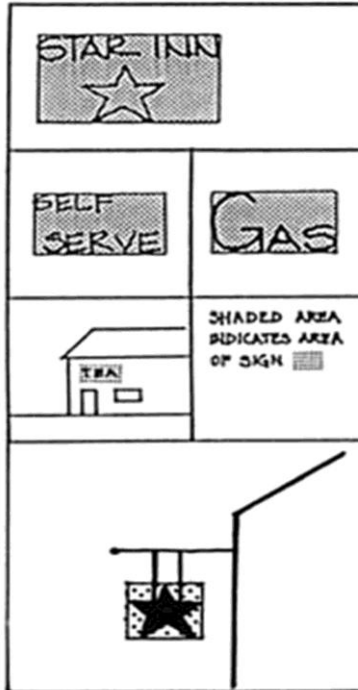
**READER BOARD.** A portion of a sign on which text is periodically changed manually by removing and inserting prefabricated letters and numbers.

**ROOF SIGN.** A sign attached to or supported by the roof of a building, which extends above the immediately adjacent roof line of the building, or a sign that is wholly or partially above the roof line of a building.



**SIGN MESSAGE AREA.** A sign message is the area, computed in square feet, within which the letters, figures, numbers or symbols are contained. The area is

determined by measuring the height of the extreme perimeters of all letters, figures, numbers or symbols, by the width of the same. The area of all changeable copy signs shall be determined by measuring the total area within which the copy can be altered.



**SIGN STRUCTURE.** That part of the sign which structurally supports the sign message area whether integrated into the message area through the use of the same materials or through the use of complementing but different materials.

**SIGN SURFACE.** That part of the sign upon, against, or through which the message is displayed or illustrated.

**SPECIAL EVENT SIGN.** Temporary signs containing public messages concerning special events sponsored by governmental agencies or non-profit organizations, such as fairs, festivals, art and craft shows, and charitable events.

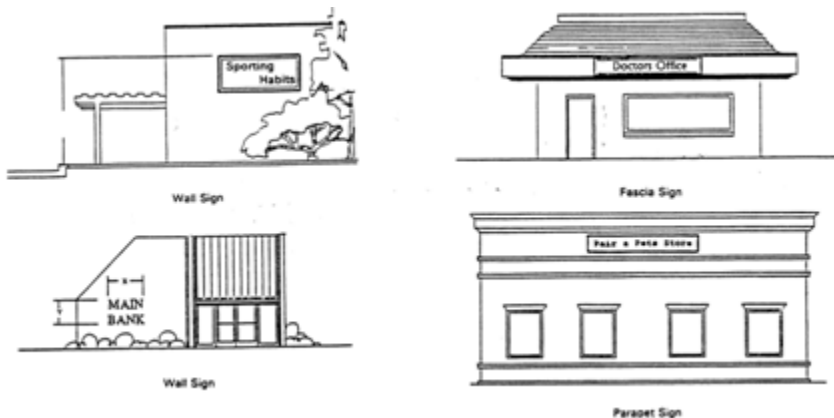
**SUSPENDED SIGN.** A sign that is suspended or hung from the underside of an eave, porch roof or awning.

**TEMPORARY SIGN.** A single or double surface painted or poster panel type sign or some variation thereof, which is temporary in nature, easily movable, and not permanently attached to the ground or a building.

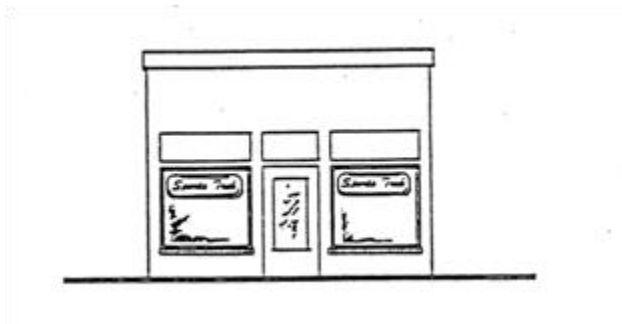


TEMPORARY SIGNS

**WALL SIGN.** Any sign that shall be affixed parallel to the wall or printed or painted on the wall of any building; provided, however, said wall sign shall not project above the top of the wall or beyond the end of the building. For the purpose of this ordinance, any sign display surface that is affixed flat against the sloping surface of a mansard roof shall be considered a wall sign.



**WINDOW SIGN.** A sign installed inside a window and intended to be viewed from the outside.



**Section 2.** Sections 152.300-152.312, SIGNS, Chapter 152, Zoning; Title XV, Land Usage, of the Village of Pinckney Code of Ordinances, is hereby amended to read as follows:

### **SIGNS**

#### **§ 152.300 PURPOSE.**

The purpose of this Ordinance is to regulate the location, size, construction, and manner of display of signs and outdoor advertising in order to minimize their harmful effects on the public health, safety and welfare. While this Section recognizes that signs and outdoor advertising are necessary to promote commerce and public information, failure to regulate them may lead to poor identification of individual businesses, deterioration and blight of the business and residential

areas of the Village, conflicts between different types of land use, and reduction in traffic safety to pedestrians and motorists.

To achieve its intended purpose, this Section has the following objectives:

- (a) To prevent the placement of signs in a manner that will conceal or obscure signs or adjacent businesses;
- (b) To keep the number of signs and sign messages at the level reasonably necessary to identify a business and its products;
- (c) To keep signs within a reasonable scale with respect to the buildings they identify;
- (d) To reduce visual distraction and obstructions to motorists traveling along, entering or leaving streets;
- (e) To promote a quality manner of display which enhances the character of the Village;
- (f) To prevent the proliferation of temporary signs which might promote visual blight.
- (g) To eliminate the potential for any adverse affects on the neighboring properties.

**§ 152.301 PERMITS.**

(A) It shall be unlawful to display, erect, relocate, or alter any sign without obtaining a sign permit, except where otherwise noted within the Ordinance.

(B) A permit fee shall be paid in accordance with the schedule adopted by the Village Council.

(C) A permit shall be issued by the Zoning Administrator only if the proposed sign meets all requirements of the Ordinance, provided if an alteration of an existing sign is limited to the information communicated on the sign without increasing its size, structural modification of the sign shall not be required.

(D) When a sign permit has been issued by the Village, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of said permit without prior approval of the Zoning Administrator. A written record of such approval shall be entered upon the original permit application and maintained in the files of the Village.

(E) The application for a sign permit shall be made by the owner or tenant of the property on which the sign is to be located, or his authorized agent, or a sign contractor. Such applications shall be made in writing on forms furnished by the Village and shall be signed by the applicant.

(F) The application for a sign permit shall be accompanied by the following plans and other information;

- (1) The name, address, and telephone number of the owner or persons entitled to possession of the sign and of the sign contractor or erector.
- (2) The location by street address of the proposed sign structure.
- (3) A plot plan showing the full dimensions of the sign, proposed copy and graphics and the location of the sign in relationship to all lot lines, structures, easements, rights of way and the edge of road and parking lot pavement.
- (4) Elevation and detail drawings showing colors and materials to be used, and clearly demonstrating compliance with all of the standards in this subchapter.
- (5) Any sign that uses electricity shall require an electrical permit from the Livingston County Building Department, regardless of size.

(G) *Expiration.* Sign permits shall become null and void if the work for which the permit was issued is not completed within six (6) months of the date of issue.

(H) *Maintenance.* No permit shall be required for the routine repair, servicing, cleaning or repainting of an existing sign message. This shall include changing the lettering on an existing sign, provided that the advertised use is permitted in the applicable zoning district, and the size, location and illumination of the sign is not altered.

**§ 152.302 PERMITTED SIGNS IN ALL DISTRICTS.**

The following signs are permitted in all districts without a sign permit, provided no sign shall be located within a public right-of-way, except as noted, or located in a manner that distracts or obstructs the vision or movement of motorists or pedestrians.

(A) *Name and address signs.* Nameplates containing only a residents name and address, and not exceeding two (2) square feet in size.

(B) *Directional signs.* On-premise directional signs which indicate the direction of pedestrian or vehicular traffic flow on private property. Directional signs shall not exceed two (2) square feet in size and six (6) feet in height, shall contain no advertising, and may be illuminated.

(C) *Ingress and egress signs.* One sign is permitted at each point of ingress and one sign is permitted at each point of egress. The signs shall not exceed two square feet in area and two feet in height, and shall be setback at least five feet from the road right-of-way.

(D) *Street Numbers*

(E) *No hunting, no fishing no trespassing signs* unless less than two (2) square feet in area and spaced no less than one hundred (100) feet apart.

(F) *Historical markers.*

(G) *Signs in the interior of a building,* with the exception of window signs.

(H) Signs of a non-commercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his public duty, including, but not limited to directional signs, regulatory signs, and information signs.

(I) Names of buildings, dates of erection, monument citations, commemorative tablets, and the like, when carved into stone, concrete, or similar material or made of other permanent type construction and made an integral part of the structure.

(J) *Political signs.* Political signs shall be permitted on all lots regardless of zoning, provided such sign is located and placed with the permission of the owner or lawful occupant of the lot or parcel where such sign is located, and provided that such sign does not violate any other provision of this ordinance. No more than one (1) sign may be erected on a lot within the Village for each candidate and/or ballot proposal and all such signs shall be removed within five (5) days following the election. The signs shall not exceed 16 square feet in area and four feet in height.

### **§ 152.303 PROHIBITED SIGNS.**

The following signs are prohibited in all districts, unless otherwise provided for in this chapter:

(A) Any sign constructed, maintained or altered in a manner not in compliance with this subchapter;

(B) Billboards;



- (C) Roof signs;
- (D) Beacons, strings of lights, pennants, spinners or streamers used for commercial purposes;
- (E) Signs containing flashing, intermittent or moving lights, digital/ electronic signs, signs with moving or revolving parts, or reflecting parts which may distract drivers. This prohibition does not extend to those signs that give the time or temperature, provided that no other animated messages are displayed. Digital/electronic signs may be considered for the display of gas prices at automobile filling stations and on menuboard located inside of the Secondary Business District but only through the special land use process;
- (F) Signs which imitate traffic signals, traffic direction signs, or similar traffic control devices, and signs which make use of words including, but not limited to “Stop”, “Look”, “Danger”, or any other words, phrases, symbols or characters, in such a manner as to interfere with, mislead or confuse traffic;
- (G) Any sign that, by reason of the location, shape, color or movement, may obstruct the view of or be confused with any official traffic sign, signal or control device;
- (H) Signs affixed to trees, rocks, shrubs or similar natural features, except, signs denoting a site of historic significance;
- (I) Signs other than those erected by a public agency which are located within or overhang the public right-of-way or on public property, unless otherwise specified herein;
- (J) Temporary signs mounted upon trucks, vans, or other wheeled devices, except for political signs. Signs permanently painted on, or, otherwise permanently displayed upon a vehicle, licensed and operating on the public streets and highways, identifying the owner's occupation or livelihood, shall be permitted;
- (K) Any sign or sign structure which constitutes a hazard to public health and safety due to inadequate maintenance;
- (L) Any sign affixed to a light standard that is utilized for commercial advertising purposes;
- (M) Any sign unlawfully installed, erected or maintained.

**§ 152.304 GENERAL STANDARDS.**

(A) *Location.*

- (1) All signs must advertise a business or service on the premises upon which the sign is located and to which the sign is accessory, unless otherwise specified herein.
- (2) No sign, or portion thereof, shall be closer than four feet to any electric light pole, street lamp or other public utility pole or standard.
- (3) No sign, or portion thereof, shall be closer than 13 feet to any electrical conductor without proof of approval by the public utility company.
- (4) No sign shall obstruct any opening required for building ventilation.
- (5) No sign shall impede free entry or exit through any door, window or fire escape.
- (6) No sign shall be located in, project into or overhang a public road right-of-way without the approval of the controlling government agency and the Village Council.
- (7) No sign shall in any way obstruct vehicular or pedestrian traffic, or the view in any direction at a road intersection. The applicant shall submit proof of compliance with this standard from the applicable road agencies.

(B) *Illumination.*

- (1) No sign shall be illuminated by other than electrical means.
- (2) The light from illuminated signs shall be directed and shielded in a manner that will not interfere with vehicular traffic or the enjoyment and use of adjacent properties.
- (3) No sign may be erected which flashes, rotates, has moving parts or messages generated by discrete lighting elements, such illuminated lights shall be in accordance with section § 152.303(3).
- (4) Internal illumination shall be permitted under the following circumstances:

- a. Individual back-lit letters which are silhouetted against softly illuminated walls.
  - b. Individual letters with translucent faces, containing soft lighting elements inside each letter.
- (5) Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes.
  - (6) Only indirectly illuminated signs shall be allowed in any residential district.
  - (7) Internally-illuminated plastic signs with dark-colored detachable letters shall be strictly prohibited in all districts.
  - (8) Gas-filled light types (fluorescent) shall be allowed for indirect illumination and when placed in such a manner that the tubes are not exposed to view from any point along the roadway or sidewalk.
  - (9) Rear-illuminated (backlit) awnings are prohibited.
- (C) *Safety*
- (1) All signs shall be erected and maintained in compliance with all applicable building code, and other applicable ordinances governing construction within the Village. In the event of conflict between this Section and other laws, the most restrictive shall govern.
  - (2) All signs shall be so placed as to not interfere with the visibility or effectiveness of any official traffic sign or signal; driver vision at any access point or intersection; or, pedestrian movement on any public sidewalk.
  - (3) No sign shall be erected, relocated or maintained so as to obstruct fire fighting or prevent free access to any door, window or fire escape.

**§152.305 MISCELLANEOUS PERMITTED SIGNS**

(A) Signs for Outdoor Sales of Automobiles or Vehicles. No advertising signs may be placed on-site other than the permitted maximum wall and/or ground signs as per this article. The prohibited signs include banners, flags and digital/electronic signs.

(B) Signs for Automobile Filling Stations, Automobile Repair Garage, Automobile Service Stations, Automobile Washes, and Automobile Dealerships.

No advertising signs may be placed on-site other than the permitted maximum wall and/or ground signs as per this article. The prohibited signs include banners and flags. Changeable message signs or digital/electronic sign for the display of gas prices may be permitted under the following circumstances:

The Planning Commission may consider a digital/electronic changeable message sign for automobile filling stations as a special land use in the Secondary Business District (SBD). In review of the special land use, the Commission shall consider the following standards:

- (1) The changeable message area shall be exclusively for the display of gas prices.
- (2) The sign message and background shall each be a single contrasting color.
- (3) The foot-candles shall comply with the requirements of Section 152.371 (B).
- (4) The size of the changeable sign message area shall not exceed 50% of the total sign surface area.
- (5) The placement of the sign on the lot shall not be detrimental to environmental aesthetics by creating visual clutter or obstructing views of significant architectural or natural features;
- (6) The message change shall not be less than one minute per message, except in a combined time and temperature sign where the change cycle shall be not less than 30 seconds;
- (7) The changeable message area shall have no more than two lines and no more than 18 characters per line, exclusive of a combined time and temperature indication.
- (8) The placement of the sign on the lot shall not impair the traffic safety of motorists or pedestrians. Compliance with this standard shall be verified by all applicable road authorities including:
  - a. Department of Transportation for signs visible from M 36;
  - b. Livingston County Road Commission for signs visible from D 19 or Dexter Pinckney Road;
  - c. Village Department of Public Works Director, Village Engineer or other designee for signs visible from all other village roads.

(C) Menuboard Signs for Drive-In and Drive-Through Businesses.

- (1) The Planning Commission, in its sole discretion, may approve up to two (2) menuboards upon determination that it is integral to the nature of the business.
- (2) Each menuboard shall not exceed seven (7) feet in height.

- (3) One (1) menuboard (in stacking lane) shall not exceed sixteen (16) square feet and the other (at the speaker) shall not exceed thirty-two (32) square feet in area.
- (4) The area of the menuboard is exclusive of the structures framing.
- (5) All menuboard shall be single sided.
- (6) No menuboard may be located within the required front yard and between twenty (20) and forty (40) feet from any parcel perimeter.
- (7) Only up to four (4) square feet of the menuboard shall include digital/electronic signage.
- (8) The Planning Commission may consider a modified sign area, subject to the following:
  - A. Only one (1) of the menuboard may be increased in area.
  - B. The menuboard is completely screened from the roadway.
  - C. Under no circumstances shall the menuboard exceed forty-eight (48) square feet in area.

(D) Off-premise Directional Signs. Off-premise directional signs directing vehicular traffic to a church, governmental building, public parks and recreational facilities, public hospitals or educational institution may be permitted in all districts subject to the review of the Planning Commission and the following standards:

- (1) No more than two (2) signs per use shall be permitted.
- (2) The size of an off-premise directional sign shall not exceed two (2) square feet in size.
- (3) The height of an off-premise directional sign shall be no less than three (3) feet nor exceed six (6) feet. However, variations in height may be granted by the Planning Commission to accommodate vehicular visibility to avoid obstruction to visibility.
- (4) Illumination shall not be permitted.
- (5) Permission of the property owner where the proposed sign is to be located must be provided.

(E) Historic Markers. If a structure within the Village has been designated as a State Historical Site or listed in the National Register of Historic Places, then a

marker designating that fact, obtained from the appropriate state or federal agency, shall be permitted in addition to any other sign or signs which may lawfully be placed on the structure or the property on which the structure is located.

Anyone wishing to place a historic marker on a structure or property shall complete and file a sign permit application with the Zoning Administrator. No fee shall be charged for a historic marker application. The Zoning Administrator shall review and approve all such applications, but always reserves the right to send the request to the Planning Commission for their consideration.

(F) Interior Window Signs.

- (1) Window sign means any sign, excluding the posting of hours of operation and/or street and building address, which is painted or mounted onto a window pane, or which is hung directly inside the window with the purpose or effect of identifying any premises from the sidewalk or street.
- (2) Window signs shall not exceed more than thirty (30%) percent of each window area in which they are displayed.
- (3) Non-temporary signs hung inside windows shall be made of clear materials, including, but not limited to transparent plastic, with lettering painted or attached to them, with all hours of operation, credit card and address signs being exempt.
- (4) Window signs do not require sign permits, nor count in the calculation of total building signage permitted.
- (5) Permanent and/or illuminated window signs require a permit and application.

(G) Mural Signs. When a mural or graphic includes identification of an establishment or specific services, goods or products, or a representation of the types of services, goods or products provided on the site, the mural area will count towards the total permitted wall sign area.

Murals are subject to special land approval and the following standards:

- (1) No mural may be placed on any building or structure that includes non-conforming signs.
- (2) Only one (1) wall, facade, or surface of a building or structure may be used for a mural.

- (3) A wall, facade, or surface that is used for a mural pertaining to the business on which it is located shall be counted as one (1) sign. A mural will count towards the total wall signage allowed for the business; however, the Planning Commission in its sole discretion may permit murals of larger size. Larger murals shall be permitted when determined to demonstrate at least (1) one of the following:
  - A. Accentuates the historic features of the building.
  - B. Masks an unattractive building facade.
  - C. Creates an aesthetically pleasing amenity.
  - D. Superior in aesthetics to an attached wall sign.
- (4) The owner of record of the building or structure on which the proposed mural is to be placed shall, in writing, consent to the placement of said mural on the property, and shall agree to restore the wall, facade or surface upon which the mural is placed to its prior existing condition if and at such time the mural is not maintained by the applicant. The permit application shall include a statement detailing the applicant's plans for the maintenance of the mural.
- (5) In the review of the special land use the Planning Commission shall grant approval only if the following criteria are met:
  - A. The placing of the proposed mural at the location selected by the applicant would not constitute a significant traffic safety hazard.
  - B. Neither the mural, nor the placement of the mural, would endanger the public health, safety, or general welfare.
  - C. Neither the mural, nor the placement of the mural, would be injurious to the use and enjoyment of other property in the immediate vicinity of the proposed location.

(H) Identification Sign. The area of an identification sign shall not exceed two (2) feet by three (3) feet; and height shall not be more than four (4) feet above grade.

#### **§152.306 PERMITTED GROUND SIGNS**

(A) *General Requirements.*

- (1) Two (2) ground signs shall be permitted per premise which has frontage on two (2) public roads. One (1) sign shall not exceed the area requirements set forth herein. The second sign shall not exceed fifty (50%) percent of the area requirements set forth herein.
- (2) A ground sign shall have a setback of five (5) feet from a public road right-of-way and a setback distance equal to the height of the sign from all other property boundaries
- (3) Height. The height of a ground sign shall be computed as the vertical distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:
  - A. Existing grade prior to construction; or
  - B. The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purposes of locating the sign.
- (4) Area. Area of the sign shall include the total area within any circle, triangle, rectangle or other geometric shape enclosing the extreme limits of writing, representation, emblem or any similar figure, together with any frame or other material forming an integral part of the display or used to differentiate such sign from the background against which it is placed, and is further calculated as follows:
  1. *Single Face Sign*: 1 square foot per 1 linear foot of road frontage, total not to exceed the total maximum area per side as listed in Table 2 below.
  2. *Multi-faced Signs*: 1 square foot per 1 linear foot of road frontage, total not to exceed the total area maximum as listed in Table 2 below.

(B) *Multiple Tenants*

- (1) One (1) ground sign stating the name of a business center and major tenants therein may be erected for a shopping center, office park, industrial park or other integrated group of stores, commercial buildings, office buildings or industrial buildings in the CBD, SBD and RTO Districts. The sign area shall not exceed fifty (50) square feet in total area. Such signs may be up to eight (8) feet in height. If the lot fronts on two or more collector or arterial streets one such sign may be permitted for each frontage.



(C) *Specific Requirements.*

- (1) Ground signs shall be permitted by district in accordance with the following requirements.

**TABLE 1  
GROUND SIGNS PERMITTED BY DISTRICT**

<b>District</b>	<b>Height</b>	<b>Single Faced Sign; Per Side (max)</b>	<b>Total Max Area Two or more faced</b>
CBD and SBD	Eight (8) feet	Twenty five (25) square feet.	Fifty (50) square feet.
ROB and O	Five (5) feet	Eighteen (18) square feet.	Thirty six (36) square feet.
RTO and PL	Eight (8) feet	Sixteen (16) square feet	Thirty two (32) square feet.
R1, R2, R3, R4	Four (4) feet	Six (6) square feet.	Twelve (12) square feet.

(D) *Signs Requiring Special Land Use Approval.* The Planning Commission may consider a sign that is greater than the maximum height and area requirements or less than the minimum setback requirements as a special land use. In review of a special land use, the Planning Commission shall consider the standards set forth in Section §152.240 and the following:

- (1) The standards set forth in Sections §152.304 and §152.301;
- (2) The size, shape, and topography of the property;
- (3) The relationship of the sign to neighboring properties and signs;
- (4) The relationship to and visibility from the public street where the property is located.

**§152.308 PERMITTED WALL SIGNS**

(A) *General Requirements.*

- (1) No wall sign shall be erected to extend above the top of the wall to which it is attached, nor extend beyond the ends of the wall to which it is attached. Signs erected on the vertical portion of the mansard roof are considered to be wall signs.

- (2) All wall signs shall be safely and securely attached to the building by means of metal anchors, bolts, or expansion screws, and in accordance with the Building Code. In no case shall any wall sign be secured with wire, straps of wood or nails.
- (3) For buildings with distinct and separate uses, separate wall signs shall be permitted for each such use. However, the total allowable square footage shall not exceed the maximum allowable square footage specified for each district.
- (4) If a building faces two separate roads, one wall sign may be permitted facing each road; and the total allowable square footage of all wall signs shall not exceed the maximum allowable square footage specified for each district in Table 2 below.

(B) *Specific Requirements.*

- (1) Wall signs shall be permitted by the district in accordance with the following requirements.

**TABLE 2  
WALL SIGNS PERMITTED BY DISTRICT**

District	Maximum Height	Sign Message Area (max.)
CBD and SBD Districts	6 feet	One (1) foot for each lineal foot of building frontage not to exceed a total of one hundred (100) square feet.
ROB and O District	4 feet	One (1) square foot for each lineal foot of building frontage not to exceed a total of forty (40) square feet.
RTO and PL Districts	4 feet	One (1) square foot for each lineal foot of building frontage not to exceed a total of fifty (50) square feet.
R-1, R-2, R-3 and R-4 Districts	4 feet	Half (1/2) square foot for each lineal foot of building frontage not to exceed a total of twenty (20) square feet.

(C) *Wall Signs Requiring Special Land Use Approval.* The Planning Commission may consider a sign that is greater than the maximum area requirement as a special land use. In review of a special land use, the Planning Commission shall consider the standards set forth in §152.240 and the following:

- (1) The standards set forth in Sections §152.304 and §152.301;
- (2) The size, shape, and topography of the property;
- (3) The relationship of the sign to neighboring properties and signs; and
- (4) The relationship to and visibility from the public street where the property is located.

### **§ 152.309 PERMITTED PROJECTING OR SUSPENDED SIGNS**

- (1) Projecting and suspended signs shall be permitted in CBD, Central Business Districts.
- (2) The surface area of the projecting or suspended sign shall not exceed six (6) square feet on each side or a total of twelve (12) square feet. The total square feet of signage (both sides) shall be subtracted from the total allowable wall signage square footage for the district.
- (3) The bottom of the projecting or suspended sign shall be a minimum of eight (8) feet above the surface of the sidewalk or ground area, or otherwise be located so as not to interfere with pedestrian traffic.

### **§ 152.310 Permitted Temporary Signs.**

The following temporary signs shall be permitted in accordance with the regulations herein.

(A) *Garage Sales, Rummage Sales, Estate Sale and Similar Activities.* One (1) non-illuminated sign used for advertising a garage sale, rummage sale, estate sale or similar activity be permitted on private property only, for a period not to exceed seven (7) consecutive days with (4) four of these days being the days of the actual sales event.

- (1) Each sign shall be no more than six (6) square feet in area and four (4) feet tall.
- (2) Shall have the date the sign was erected or placed and the sign owner's name and address written on the back of the sign in black ink and capital letters. The Zoning Administrator shall immediately remove any sign lacking this information.

- (3) Up to three (3) additional non-illuminated off-premises signs may be erected provided they are not erected on utility poles and they comply with the timeframe provisions of subsection (A) above.

(B) *Permitted-Real Estate Signs (on-site)*

- (1) For all residential projects involving the sale of individual lots and/or dwelling units, one (1) non-illuminated freestanding sign shall be permitted per each entrance to the project advertising the sale of such lots and/or dwelling units (including weekend open house signs). Such signs shall not exceed thirty-two (32) square feet in area and a height of twelve (12) feet.
- (2) All residential projects involving the rental or leasing of dwelling units, one (1) non-illuminated freestanding sign shall be permitted per each entrance to the project advertising the rental or leasing of such units (including weekend open house signs). Such signs shall not exceed thirty-two (32) square feet in area and a height of twelve (12) feet.
- (3) All signs advertising the rental, lease or sale of a property or dwelling unit shall be removed within 48 hours after the property is no longer available for rent or lease, closing on the sale or completion of construction work.
- (4) All weekend open house signs may be posted no more than 24 hours before the open house and shall be removed within 4 hours following the open house.
- (5) All signs located within the right-of-way shall require a County permit.
- (6) All permitted real estate signs shall otherwise comply with all other standards for freestanding signs set forth in this Article.

(C) *Permitted-Weekend Open House Real Estate Signs (off-site)*

- (1) For a residential dwelling within an established neighborhood in the Village, no more than two (2) freestanding signs shall be permitted.
- (2) For a new development in the Village with multiple dwellings being listed for sale, no more than three (3) freestanding signs shall be permitted. However, additional freestanding signs may be permitted by the Zoning Administrator when circumstances exist that are unique

to the property and not self-created. Approval for the additional signs shall be for up to six (6) months at which time another permit would have to be sought.

- (3) Such signs shall not exceed an area of six (6) square feet and a height of four (4) feet.
- (4) All signs located within the right-of-way shall require a County permit.
- (5) All such signs may be posted no more than 24 hours before the open house and shall be removed within 4 hours following the open house.
- (6) All permitted weekend open house real estate signs shall otherwise comply with all other standards for freestanding signs set forth in this Article.

(D) *Portable Signs.* Portable sidewalk signs are only permitted within the CBD, Central Business District. Portable signs are permitted for ground floor commercial uses to identify the store/business, indicate that it is open, its hours of operation, to show restaurant menus and daily specials, to advertise sales and special deals or service. Additionally, the following provisions shall apply:

- (1) No more than one (1) portable sidewalk sign shall be permitted per business that is located on the ground floor.
- (2) The sign shall be removed when weather conditions create potentially hazardous conditions.
- (3) The maximum area of a portable sidewalk sign is six (6) square feet per side with no dimension greater than four (4) feet (not counted towards total sign area), with a maximum of two (2) faces per sign.
- (4) The sign shall be located directly in front of the building it represents. The sign shall also be located on the building side of the sidewalk in such a manner that it is not in the pedestrian clear path of travel area.
- (5) The sign shall not unreasonably interfere with the view, access to, or use of adjacent properties.
- (6) The sign should be of durable materials that complement the materials of the building such as overlay plywood painted with enamel paint, stainless or other weather resistant steel, laminate plastic, slate chalkboard, or marker board. The lettering may be permanent or temporary.

- (7) Paper signs, wind-activated items (such as balloons, windsocks, and pinwheels), and non-rigid changeable areas shall not be used as or attached to a sign.
- (8) The sign shall have no sharp edges or corners. All surfaces shall be smooth and be free of protruding tacks, nails and wires. All parts, portions, and materials of a sign shall be kept in good repair. The display surface shall be kept clean, neatly painted, and free from rust, corrosion, and graffiti. No glass, breakable materials, or attached illumination shall be allowed.
- (9) No sign shall be permitted referring to off-premise locations.
- (10) The primary colors of such signs shall be compatible with the colors of the buildings within the area.
- (11) Sidewalk signs shall be removed daily at the close of business hours.
- (12) Sidewalk signs within the road right-of-way shall require approval by the applicable agency.

(E) *Promotional Banners*

- (1) In all districts, the Zoning Administrator may allow a new business, as part of its start-up phase, to use a one (1) time only temporary sign for up to a forty-five (45) day period. All temporary signs permitted under this provision shall otherwise comply with all requirements pertaining to height and area for the zoning district in which the sign is located.
- (2) Permission to display a promotional banner or sign for civic or charitable activity across M 36 must be authorized by the Zoning Administrator and Village Council. Appropriate conditions can be placed on the granting of the permit including, but not limited to duration, size, location, etc. Requests for placement location must be made in writing to the Zoning Administrator two (2) weeks prior to placement of the sign.
- (3) Exceptions can be made upon request for location of special event signage in the right-of-way at the intersection of Dexter Road and Main Street (M-36). Requests for placement at this location must be made in writing to the Zoning Administrator two weeks prior to placement of the sign. Signs placed in the right-of-way without permission will be removed.

- (4) Temporary promotional banners shall not be located in a public right-of-way, must be affixed to the principal building of the business and shall be located and designed to avoid interference with or distraction to vehicular and pedestrian traffic.
- (5) All promotional banners which are not properly maintained shall be removed at the order of the Zoning Administrator.
- (6) All other promotional banners (i.e. streamers, flags, etc.) are strictly prohibited.

(F) *Farmers market signs.* Two A-frame or sandwich board signs not to exceed 12 square feet per sign may be displayed on the site during the day(s) of the event.

**§ 152.311 ABANDONED SIGNS.**

(A) *Definition.* For the purpose of this subchapter, the following definition shall apply unless the context indicates or requires a different meaning.

***ABANDONED SIGN.***

- (a) Any sign that does not display a well maintained message for 14 consecutive days;
- (b) Any sign the owner of which cannot be located at the owner's last address as reflected in the records of the Department; or
- (c) Any sign no longer fully supported by the structure designed to support the sign, for a consecutive 30-day period.

(B) *Illegal abandoned signs.* Any sign abandoned for 14 days shall become illegal. The Zoning Administrator shall determine whether a sign is abandoned. The sign owner shall be notified of its illegal status and shall have 30 days from the date of notice to bring the sign into compliance with this chapter or remove it. After this period, the Village of Pinckney may remove the sign at the owner's expense.

**§ 152.312 NONCONFORMING SIGNS.**

Signs shall comply with § 152.419(E). The Zoning Administrator may immediately remove any sign that may threaten public safety.

**Section 3. Repealer Clause.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 4. Savings Clause.** This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

**Section 5. Validity and Severability.** Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

**Section 6. Effective Date.** This Ordinance shall be effective twenty (20) days from and after its publication.

\_\_\_\_\_  
Rebecca Foster, Village President

\_\_\_\_\_  
Amy Salowitz, Village Clerk

Village Council Member \_\_\_\_\_ offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Village Council Member \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Rebecca A. Foster, President	_____
Linda E. Lavey, Trustee	_____
Robert MacDonald, Trustee	_____
Kurt W. Mohrmann, Trustee	_____
Thomas F. Pais, Trustee	_____
Bobby J. Stone, Trustee	_____
Barry M. White, Trustee	_____

The President thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Pinckney this \_\_\_\_ day of \_\_\_\_\_, 2011.

I hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. \_\_\_\_\_ adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan, at a regular meeting held on \_\_\_\_\_, 2011.

\_\_\_\_\_  
Amy Salowitz, Village Clerk



