

Proposed Changes to the Delta Twp Sign Ordinance
February 26, 2015

Article II **DEFINITIONS**

1. Added definitions: Administrator, Air Dancer Sign, Bench Sign, Commemorative Sign, Commercial, Embedded Electronic Message Device, Feather Sign, Fence Sign, Freestanding Sign, Foot Candle, Average Grade, Finished Grade, Natural Grade, Logo, Menu Board, Marquee Sign, Mural, Obsolete Sign, Portable Sign, Semi-Nudity, Specified Anatomical Area, Specified Sexual Activity, Standard, Wayfaring Sign. (See sec. 32-5)
2. Numerous graphics added to the definitions chapter. (See sec. 32-5)

Article III **ADMINISTRATION & ENFORCEMENT**

1. The new ordinance specifies that the ordinance is administered by an individual appointed by the Township Manager rather than Building Official who is designated in the existing ordinance. (See sec. 32-6)
2. The Non-Conforming Sign regulations now state that normal maintenance (painting, repair, graphic changes) of a legal nonconforming sign are permitted. (See sec. 32-9 E)
3. The new ordinance specifies that if a non-conforming sign is damaged/destroyed it shall not be rebuilt if the damage exceeds 50% of the present day replacement as determined by the Administrator. (See sec. 32-9 G)
4. The new ordinance clarifies the circumstances under which the Administrator may remove illegal signs and specifies the notices to be provided to the sign owner. Illegal temporary/portable signs may be removed immediately without notice to the sign owner. (See sec. 32-10 B)
5. The existing ordinance mandates that signs located on properties which have been vacant for more than 120 days shall have all graphics/text copy related to the former business removed. The new ordinance has deleted the 120 day reference but still mandates the removal of the graphics/text copy upon official notice by the Administrator. (See sec. 32-10 C)
6. The adoption of the new sign ordinance will precede the adoption of the new zoning ordinance. Therefore, text has been added to the sign ordinance noting that if new zoning districts are added or existing districts discontinued, signs in the affected areas shall have the most restrictive regulations applied until the sign ordinance is amended. (See sec. 32-11)

Article IV **SIGN BOARD OF APPEALS**

1. The new ordinance specifies that sign variances shall become effective following the chairperson's certification of the Sign Board's decision rather than waiting for five days as required by the existing ordinance. (See sec. 32-15 F)

Article V SIGN REGULATIONS

1. New signs would be prohibited in Clear Vision Areas at street intersections and where driveways intersect with the street. Graphics are provided depicting clear vision areas. The requirements for clear vision areas are identical to those in the Zoning Ordinance. (See sec. 32-21 B)
2. A new section entitled “Sign Measurement” has been added to the Sign Regulations. The regulations were previously found under the term “Display Area” in the definitions chapter. (See sec. 32-21 C)
3. The following signs would be added as signs “exempted” from permit requirements: barber poles, construction signs not exceeding 32 sq. ft., public art/murals, interior signs located completely within an enclosed building, holiday decorations, human directional signs, and wayfaring signs. (See sec. 32-22)
4. The following signs would be added as “prohibited” signs: searchlights, feather signs, wind socks, air dancer signs, digital displays on pole signs that do not abut the sign face, empty sign frames & structures, and signs displaying nudity or obscene words. (See sec. 32-23)
5. The following regulations would apply to pole signs on West Saginaw east of Elmwood Road:
 - a. New Pole signs would be prohibited in this area. (See sec. 32-23 V)
 - b. Upon demolition of buildings, all pole signs associated with the property and structure would have to be removed. (See sec. 32-10)
 - c. Pole signs associated with structures demolished prior to the effective date of the new ordinance must be removed within 12 months of the effective date of the new ordinance. (See sec. 32-10)
6. Pole signs associated with commercial structures and sites that have been completely abandoned or vacant for more than 18 months would be considered abandoned and be required to be removed within 18 months. Pole signs considered to be abandoned on the effective date of the new ordinance must be removed within 12 months. (See sec. 32-10)
7. Properties that have multiple freestanding signs would be required to provide a common design theme among the sign structures to maintain a unified character. Freestanding sign structures would be required to have similar construction, color, design and quality. (See sec. 32-21)
8. Schedules A, B, C & D, which specify the sign regulations for the various zoning districts, have been reformatted to be more comprehensive & user friendly. (See sec. 32-24 thru 32-27)
9. A base (standard) a minimum of 2 ft. in height would be required for ground signs to elevate them above the landscaping that will now be required by sec. 32-36. (See Schedules A-D)
10. Wall signs would no longer be restricted to 2 walls of commercial buildings, they would be allowed on all walls. Two walls would be “primary” facades permitting 10% coverage and the other walls would be “secondary” facades permitting 5% coverage. (See schedules A-D)

11. The minimum setback for ground signs from property lines would be increased from 10 to 15 ft. to better accommodate sidewalks. (See schedules A-D)
12. The minimum setback for pole signs from property lines would be increased from zero to 15 ft. (See schedules A-D)
13. The distance a wall sign may project from a wall was reduced from 18" to 12". (See sec. 32-5, definitions)
14. The size of marquee signs was increased from 6 sq. ft. to 24 sq. ft. (See schedules A-D)
15. All electrical wiring would be required to be placed in conduit. All electrical signs would be required to have a disconnect switch which wouldn't necessitate the use of ladders. (See sec. 32-33)
16. The display interval for Electrical Changeable Message (ECM) Signs would be decreased from 30 to 15 seconds. ECM displays would be prohibited from pole signs with the exceptions of billboards and expressway business signs. ECM displays on signs would be reduced from 60% to 50%. ECM displays would be prohibited within 200 ft. of a dwelling unit. (See sec. 32-35)
17. The "Illumination" standards have been moved from the ECM section to be free-standing and new regulations provided for externally & internally lit signs. (See sec. 32-36)
18. Landscaping would be required for a minimum of 2 ft. from the base of ground signs, or if landscaping wasn't possible, such as in a parking lot, bollards or other measures could be used. (See sec. 32-37)
19. The Unified Business District (UBD) sign regulations have been amended such that the Planning Commission no longer reviews UBD requests which would solely be reviewed by the Sign Board of Appeals. (See sec. 32-41)