

**ARTICLE 25.00
SIGN REGULATIONS**

Section 25.01 PURPOSE AND INTENT

This section is intended to protect and promote the health, safety, and welfare of the residents of Frenchtown Township; to maintain and improve the appearance of the Township; to conserve community character; to prevent traffic hazards; to provide safer conditions for pedestrians; and to promote economic development by regulating the construction, alteration, repair, maintenance, size, location, and number of signs in the community. These regulations are further intended to provide reasonable identification for businesses and other uses within the community, while protecting the First Amendment right to Freedom of Speech.

Section 25.02 DEFINITIONS

For the purposes of this section, the following terms shall have the following meanings. For all terms not defined in this section, the definitions in Article 37 shall apply. For all terms not defined in Article 37, the definition in the most recently published version of the Merriam-Webster Dictionary shall apply.

Section 25.02.1 **Architectural Feature.** An integral element of a building that does not contain any discernable message.

Section 25.02.2 **Architectural Gateway Element.** A structure constructed at the entrance to a neighborhood, multi-family residential complex, business park, public park, or other similar complex that contains architectural features designed to attract attention to the entranceway.

Section 25.02.3 **Artwork.** Any decorative element that is not integral to a building and does not contain an immediately discernable message.

Section 25.02.4 **Awning.** A roof-like cover intended to shade a window or door opening or provide protection from the weather which is constructed of canvas or other opaque material stretched over a supporting frame attached directly to a building. Awnings may or may not be constructed so as to be raised or retracted to a position against the building when not in use. No structure that extends beyond a roofline shall be considered an awning for the purposes of this Ordinance.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 25.02.5 **Building Frontage.** Any side of a building that either has a public entrance to the building or is visible from a public road or public parking lot. For the purposes of this section, “frontage” shall mean “building frontage” and shall not have the definition in Section 37.01.109.
- Section 25.02.6 **Business.** Any non-residential use occupying physical space on a lot, regardless of whether the use operates for a profit or not, regardless of whether the use is in the public or private sector, and regardless of whether the use is open to the general public. This definition shall only apply within this section.
- Section 25.02.7 **Canopy.** A structure with a roof and support posts, but no walls. A canopy shall not be attached to a building. This definition shall apply only within this section.
- Section 25.02.8 **Commercial Signs.** Signs that contain advertising for a product, service, or a business that offers products and services. The logos of educational institutions, units of government, and/or sports teams shall not be considered advertisements.
- Section 25.02.9 **Directional Signs.** Signs located on a site in such a way as to direct pedestrian and/or automobile traffic through the site.
- Section 25.02.10 **Drive-Thru Service Window.** A window used for serving a product directly from a building to customers in a car.
- Section 25.02.11 **Electronic Messaging.** The use of changing lights or video screen(s) to form a sign message or messages in text or graphic or video display form wherein the messages and the rate of change can be modified by electronic process.
- Section 25.02.12 **External Illumination.** Lights designed to illuminate a sign that are not located within the sign itself.
- Section 25.02.13 **Flag.** A piece of non-rigid cloth that is not used as a commercial sign. This definition shall only apply within this section.
- Section 25.02.14 **Footcandles.** A unit of illuminance on a surface equal to one lumen per square foot.
- Section 25.02.15 **Freestanding Sign.** A sign supported by a base placed in or upon the ground and not attached to any building or other structure.

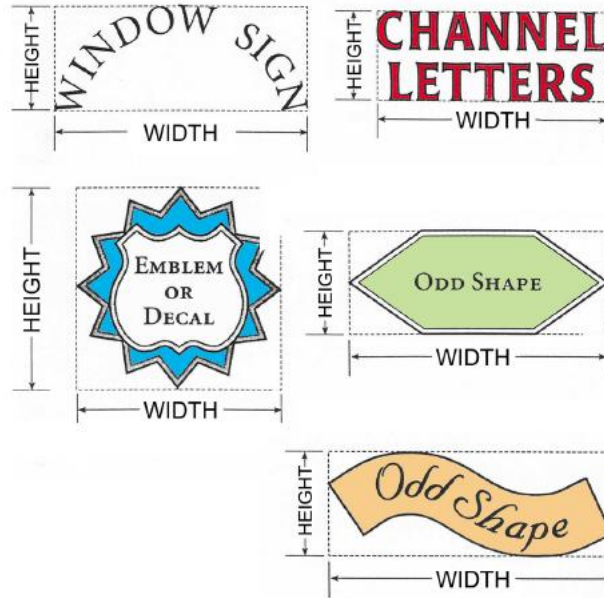
FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 25.02.16 **Garage Sale Sign.** A temporary sign placed on residential property during a short-term sale of second-hand goods on the residential property.
- Section 25.02.17 **Government Sign.** Signs erected by or on behalf of or pursuant to the authorization of a government body.
- Section 25.02.18 **Internal Illumination.** Lights designed to illuminate a sign from within the sign itself.
- Section 25.02.19 **Main Pedestrian Entrance.** An entrance to a building where the general public is welcome to enter. If a building has multiple entrances where the general public is welcome, then the applicant shall designate a Main Pedestrian Entrance on the application for a sign permit.
- Section 25.02.20 **Marquee Sign.** A projecting sign that is taller, wider, or otherwise larger than the permitted maximum size for a projecting sign in this ordinance.
- Section 25.02.21 **Mural.** See “Artwork.”
- Section 25.02.22 **NIT.** A unit of luminance equivalent to one candela per square meter.
- Section 25.02.23 **Non-Commercial Signs.** Signs that do not contain advertising for a product, service, or a business that offers products and services. The logos of educational institutions, units of government, and/or sports teams shall not be considered advertising. Garage Sale Signs and Real Estate Signs, as defined in this Ordinance, shall be considered Non-Commercial Signs.
- Section 25.02.24 **Non-Conforming Sign.** A sign that was legally installed and was existing prior to the adoption of this section that does not comply with the provisions of this section.
- Section 25.02.25 **Off-Premises Signs.** Commercial signs that are not located on the same lot as the product, service, or business that they are related to. Non-Commercial signs shall never be considered off-premises.
- Section 25.02.26 **On-Premises Signs.** Commercial signs that are located on the same lot as the product, service, or business that they are related to.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 25.02.27 **Permanent Sign.** Any sign constructed and intended to be displayed for an indefinite, long-term period of time. Any sign, regardless of construction and intention, that is in place for more than six months shall be considered a permanent sign.
- Section 25.02.28 **Permit.** A sign permit issued by the Building Department that must be obtained prior to the installation of a sign.
- Section 25.02.29 **Portable Ground Sign.** A temporary commercial freestanding sign that is not permanently affixed to the ground.
- Section 25.02.30 **Projecting Signs.** A sign constructed as to be attached at one end to a building and to extend out from the building.
- Section 25.02.31 **Pylon or Pole Mounted Signs.** A sign supported by a single base that is less than 75% of the width of the sign.
- Section 25.02.32 **Real Estate Sign.** A temporary sign of any type placed on a property while that property, or a portion of that property, is for sale or for lease.
- Section 25.02.33 **Sign.** A device, structure, fixture, or placard using graphics, symbols, and/or written copy designed specifically for the purpose of conveying an explicit message. Architectural features, architectural gateway elements, and artwork that do not contain an explicit message shall not be considered signs.
- Section 25.02.34 **Sign Area.** The allowable area for signs shall be measured by calculating the square footage of the sign face and any frame of other material or color forming an integral part of the display, or used to differentiate it from the background against which it is placed as measured by enclosing the most protruding points or edges of a sign within a parallelogram or rectangle. Back-to-back sign faces shall be counted as one sign face for the purposes of measurement.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200



Computation of Sign Area

- Section 25.02.35 **Sign Height.** The distance from the grade at the bottom of a sign to the upper-most point of the sign. If the sign is located on a berm, the height of the berm shall be included in the height of the sign.
- Section 25.02.36 **Storefront.** An entrance open to the general public that allows direct access to a single ground floor business. This definition shall only apply to this section.
- Section 25.02.37 **Temporary Signs.** Any sign not constructed and intended to be displayed for an indefinite, long-term period of time.
- Section 25.02.38 **Tube Lights.** Any light fixture that has the appearance of a “tube” of light, including neon, LED, or other lighting types.
- Section 25.02.39 **Wall Signs.** Any sign attached to, painted on, inscribed, or otherwise set upon the exterior wall or surface of any building.
- Section 25.02.40 **Window Signs.** Any sign, located within a building or affixed upon a window, which is intended to be visible from the exterior of the building.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.03 PERMIT PROCESS

Section 25.03.1 **Permits.** It shall be unlawful for any person to erect, alter, or structurally change a sign or other advertising structure, unless the type of sign is specifically listed in Section 25.04, without first obtaining a permit in accordance with the processes set forth by the Township Board and Building Department. A permit shall require payment of a fee, which shall be established by the Township Board.

Section 25.03.2 **Removal Agreement or Bond.** The Building Official may require a performance guarantee to guarantee the future removal of a sign. All signs erected by a business must be removed within 30 days if that business closes. Freestanding sign structures may remain in place, but must be fitted with a blank face or a Real Estate Sign until put in use again by a new business.

Section 25.03.3 **Exceptions.** A new permit shall not be required for changing the message of a previously-approved sign without altering the size, shape or backing material of the sign and without adding electronic capability. Permits shall also not be required for the cleaning or maintenance of a sign, nor for the types of signs listed in Section 25.04.

Section 25.04 SIGNS EXEMPT FROM PERMITTING REQUIREMENTS

The following signs shall not require a permit to be installed:

Section 25.04.1 Government Signs.

Section 25.04.2 Flags, as defined in this ordinance.

Section 25.04.3 All signs under one square foot in area.

Section 25.04.4 All signs required to be erected by law.

Section 25.04.5 Architectural Features/Artwork. Integral decorative or architectural features of buildings or works of art, including murals, so long as such features or works do not contain an explicit message, words in any language, moving parts, or illumination. Murals must be painted with the permission of the property owner.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.04.6 Temporary Non-Commercial Signs. Temporary non-commercial signs shall not require a permit in any zoning district provided that the following standards are met. Signs that do not meet these requirements shall require a permit and shall only be permitted if they meet the applicable standards of this Ordinance.

Section 25.04.6(a) All signs must be freestanding signs or window signs.

Section 25.04.6(b) The total area of temporary non-commercial signs on a single lot shall not exceed thirty-six (36) square feet. No individual sign may exceed sixteen (16) square feet.

Section 25.04.6(c) The maximum sign height of each freestanding temporary non-commercial sign shall be four (4) feet.

Section 25.04.6(d) Temporary non-commercial signs shall be located solely on private property outside of any street right-of-way or corner clearance area.

Section 25.04.6(e) Any temporary non-commercial sign in place for more than six months shall be considered a permanent sign and shall be subject to all relevant provisions of this Ordinance.

Section 25.05 PROHIBITED SIGNS

The following shall be prohibited throughout the Township:

Section 25.05.1 Signs which incorporate in any manner or are illuminated by any flashing or moving lights, or where any illumination can shine directly into the eyes of any occupant of any vehicle traveling upon any highway, driveway or parking area, or into any window of any residence within 200 feet, or where the illumination interferes with the visibility or readability of any traffic sign or device.

Section 25.05.2 Exterior pennant strings, feather flags, spinners, and streamers.

Section 25.05.3 Any sign or object which has any visible motion, moving or animated parts or image, whether movement is caused by machinery, wind, or otherwise, except for electronic message signs and flags.

Section 25.05.4 Any sign which is structurally or electrically unsafe, in the opinion of the Building Official, or which obstructs any fire escape.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 25.05.5 Any sign erected on a tree or utility pole.
- Section 25.05.6 Any sign structure or frame that no longer contains a sign.
- Section 25.05.7 Roof signs or any sign which projects above the roof line or top of a canopy.
- Section 25.05.8 Any sign projecting into the public right-of-way.
- Section 25.05.9 Any sign erected on any property, public or private, without the consent of the property owner.
- Section 25.05.10 Any sign which simulates or imitates in size, color, lettering, or design, any traffic sign or signal or other word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse the drivers or motorized vehicles.
- Section 25.05.11 Any sign which incorporates any open spark or flame.
- Section 25.05.12 Pylon or pole-mounted signs.
- Section 25.05.13 Signs and murals that depict the “Specified Anatomical Areas” as defined in Section 37.01.5(f)(1), nor the “Specified Sexual Activities” defined in Section 37.01.5(f)(2).
- Section 25.05.14 Off-premises commercial signage, except where the regulations of another jurisdiction (for example MDOT) take precedence over this Ordinance.
- Section 25.05.15 Tube lights, whether LED, neon, or any other type of light.
- Section 25.05.16 Temporary Commercial Signs in Residential Zoning Districts other than A (R-1-A, R-1-B, R-1-C, R-1-D, R-1-E, R-1-R, R-3-A, R-3-B, and R-M-H).
- Section 25.05.17 Any sign which, in the opinion of the Building Official, has deteriorated to the point where it has become a blight on surrounding properties.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.05.18 The Township Building Official shall have the authority to immediately remove or cause to be removed any sign which has been placed or located within the public right-of-way contrary to the provisions of the Ordinance or not authorized by the Monroe County Road Commission. The Township or its agents shall not incur any obligation to retain, store, or maintain any materials or salvage resulting from the removal of such signs.

Section 25.06 TEMPORARY COMMERCIAL SIGNS

Property owners must receive a permit as described in this Article prior to the erection of any temporary commercial signs and must follow all applicable requirements as described below. Portable ground signs shall be considered temporary commercial signs under this section.

Section 25.06.1 Temporary commercial signs shall be permitted in the A, PS, L-E-M, C-1, C-2, C-3, OS, R-1-O, LM, and GM Districts, and non-residential PUDs.

Section 25.06.2 Each sign shall be placed outside only during the hours when the entrance is open to the general public and shall be stored indoors at all other times.

Section 25.06.3 Temporary signs shall be limited to a total of sixteen (16) square feet.

Section 25.06.4 Only one temporary sign is permitted per business at any given time.

Section 25.06.5 The sign must be within ten feet of a public entrance to a building.

Section 25.06.6 Signs must be kept indoors if more than two inches of snow are covering the sidewalk in front of the business.

Section 25.06.7 Each sign shall be placed in a manner which provides five feet of free passage for pedestrians, and does not interfere with normal pedestrian or automobile traffic, including maintaining required clear corner vision.

Section 25.06.8 All sign frames shall be constructed of a weatherproof material and shall be kept in good repair.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.07 LIGHTING AND ELECTRONIC MESSAGING

Section 25.07.1 Lighting of Signs.

- Section 25.07.1(a) External illumination shall be permitted in all zoning districts.
- Section 25.07.1(b) Internal illumination shall be permitted only in non-residential districts (PS, L-E-M, R-1-O, OS, C-1, C-2, C-3, LM, and GM Districts).
- Section 25.07.1(c) Light cast from any sign illumination must reach 0.0 footcandles at all lot lines.
- Section 25.07.1(d) Uplighting of signage shall be prohibited.
- Section 25.07.1(e) All signs must comply with the relevant lighting requirements in Section 4.38.

Section 25.07.2 Electronic Messaging. Electronic message signs shall be permitted in the PS, L-E-M, R-1-O, OS, C-1, C-2, C-3, LM, and GM Districts, subject to the following standards:

- Section 25.07.2(a) Electronic Messaging is only permitted on freestanding signage or wall signage.
- Section 25.07.2(b) Only one electronic message sign is permitted per lot.
- Section 25.07.2(c) The maximum area of electronic messaging shall be half the maximum permitted area of the sign in which the electronic message board is placed.
- Section 25.07.2(d) Copy change shall be no more frequent than once per hour.
- Section 25.07.2(e) Glare shall be reduced and/or minimized in such a manner as to maintain an appropriate level of contrast during the day. To reduce driver distraction at night and light trespass into residential areas, an automatic dimmer shall be installed to control brightness, which shall not be manually overridden at any time. The maximum brightness of the sign shall not exceed 10,000 NITs. At night, the sign shall be set to no more than 1,000 NITs.

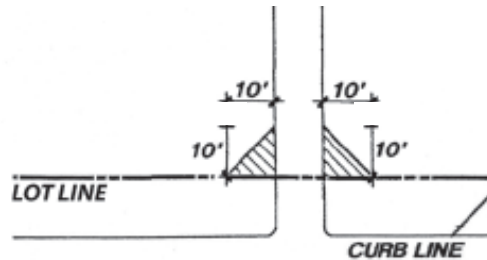
FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.07.2(f) Light cast from any electronic message must reach 0.0 footcandles at all lot lines.

Section 25.07.2(g) Motion, Animation and Video: Video display, animation, scrolling text, flashing, whirling, fading, dissolving transitions, or any other type of motion are prohibited.

Section 25.08 CLEAR CORNER VISION

All freestanding signs in all zoning districts must allow clear corner vision for all street intersections and driveway entrances. Freestanding signs must be under three feet tall within a triangle formed by two points, each 10 feet away from the intersection of the right-of-way line and the driveway, and the line connecting them, as displayed below:



Section 25.09 PERMITTED SIGNS IN RESIDENTIAL AND AGRICULTURAL DISTRICTS

Section 25.09.1 Signs Permitted in the A District

Section 25.09.1(a) **Non-Residential and Non-Agricultural Uses.** Non-Residential Uses and Non-Agricultural Uses in the A district, including but not limited to churches and private schools shall be subject to the standards for the C-1, C-2, C-3, OS, R-1-O, L-E-M, LM, and GM districts, in Section 25.11, except that internal illumination shall be prohibited.

Section 25.09.1(b) **Wall Signs.** Wall signs are only permitted in A district under the following circumstances:

Section 25.09.1(b)(1) Signs not requiring a permit, as described in Section 25.04, and temporary signs as described in Section 25.06.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.09.1(b)(2) One wall sign or window sign per lot, on the principal structure, not to exceed four square feet, on a lot containing a Home Based Business. The Home Based Business must be in compliance with the standards of Section 4.43 in order to be granted a permit for a sign.

Section 25.09.1(b)(3) Wall signage on Farm Buildings as defined in Section 37.01.97, up to eight (8) square feet per side of the building.

Section 25.09.1(c) **Freestanding**

Section 25.09.1(c)(1) Signs not requiring a permit, as described in Section 25.04, and temporary signs as described in Section 25.06.

Section 25.09.1(c)(2) One sign per lot used for agriculture, up to thirty-two (32) square feet.

Section 25.09.1(c)(3) All freestanding signs in the A District must comply with the following standards:

- i. All freestanding signs must be set back at least four feet from all lot lines and street setback lines.
- ii All freestanding signs shall have a maximum height of 8 feet.

Section 25.09.1(d) All signs not specifically listed in this Ordinance are prohibited in A district.

Section 25.09.2 **Signs Permitted in the R-1-A, R-1-B, R-1-C, R-1-D, R-1-E, and R-1-R Districts.**

Section 25.09.2(a) **Non-Residential Uses.** Non-Residential Uses in R-1-A, R-1-B, R-1-C, R-1-D, R-1-E, and R-1-R districts, including but not limited to churches and private schools, shall be subject to the standards for the C-1, C-2, C-3, OS, R-1-O, L-E-M, LM, and GM districts, in Section 25.10, except that internal illumination shall be prohibited.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.09.2(b) **Wall Signs.** Wall signs are only permitted in R-1-A, R-1-B, R-1-C, R-1-D, R-1-E, and R-1-R districts under the following circumstances:

Section 25.09.2(b)(1) Signs not requiring a permit, as described in Section 25.04, and temporary signs as described in Section 25.06.

Section 25.09.2(b)(2) One wall sign or window sign per lot, on the principal structure, not to exceed four square feet, on a lot containing a Home Based Business. The Home Based Business must be in compliance with the standards of Section 4.43 in order to be granted a permit for a sign.

Section 25.09.2(c) **Freestanding Signs.** Freestanding signs are only permitted in R-1-A, R-1-B, R-1-C, R-1-D, R-1-E, and R-1-R districts under the following circumstances:

Section 25.09.2(c)(1) One sign per vehicle entrance of residential subdivisions or neighborhoods, subject to the following standards:

- i. Has a maximum height of six feet, except if it is integrally designed as part of an ornamental wall and the wall meets all applicable standards of this ordinance.
- ii. Signage shall not exceed 16 square feet in area. The signage may be a freestanding sign or may be wall signage affixed to an architectural gateway element. Architectural gateway elements are not considered signage and must receive approval from the Township in the same manner as any other structure.
- iii. All signs must have at least two legs or a continuous base at least 75% of the width of the sign.

Section 25.09.2(c)(2) All freestanding signs in the R-1-A, R-1-B, R-1-C, R-1-D, R-1-E, and R-1-R districts must comply with the following standards:

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- i. All freestanding signs must be set back at least four feet from all lot lines and street setback lines.
- ii. All freestanding signs shall have a maximum height of 8 feet.

Section 25.09.2(d) All signs not specifically listed in this Ordinance are prohibited in R-1-A, R-1-B, R-1-C, R-1-D, R-1-E, and R-1-R districts

Section 25.09.3 **Signs Permitted in the R-3-A, R-3-B, and R-M-H Districts.**

Section 25.09.3(a) **Non-Residential Uses.** Non-Residential Uses in R-3-A, R-3-B, and R-M-H districts, including but not limited to churches and private schools, shall be subject to the standards for the C-1, C-2, C-3, OS, R-1-O, L-E-M, LM, and GM districts, in Section 25.10.

Section 25.09.3(b) **Wall Signs.** Wall signs are only permitted in R-3-A, R-3-B, and R-M-H districts under the following circumstances:

Section 25.09.3(b)(1) Signs not requiring a permit, as described in Section 25.04, and temporary signs as described in Section 25.06.

Section 25.09.3(b)(2) One wall sign or window sign per lot, not to exceed four square feet, on a lot containing a Home Based Business. The Home Based Business must be in compliance with the standards of Section 4.43 in order to be granted a permit for a sign.

Section 25.09.3(b)(3) Signs on the exterior of buildings that front on a public road and contain more than two residential units shall be permitted under the following circumstances:

- i. Maximum of one wall sign per building frontage facing a public road.
- ii. Maximum one square foot of signage for every linear foot of building frontage, up to 32 square feet, regardless of the setback from the road center line.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.09.3(c) **Freestanding Signs.** Freestanding signs are only permitted in R-3-A, R-3-B, and R-M-H districts under the following circumstances:

Section 25.09.3(c)(1) One sign per vehicle entrance of residential subdivisions, neighborhoods, mobile home parks, and condominium/apartment complexes subject to the following standards:

- i. Maximum height of six feet, except if the sign is integrally designed as part of an ornamental wall or architectural gateway element and the wall or element meets all applicable standards of this ordinance.
- ii. Signage shall not exceed 16 square feet in area. The signage may be a freestanding sign or may be wall signage affixed to an architectural gateway element. Architectural gateway elements are not considered signage and must receive approval from the Township in the same manner as any other structure.
- iii. All signs must have at least two legs or a continuous base at least 75% of the width of the sign. Pole signs are prohibited.

Section 25.09.3(c)(2) All freestanding signs in the R-3-A, R-3-B, and R-M-H districts must comply with the following standards:

- i. All freestanding signs must be set back at least four feet from all lot lines and street setback lines.
- ii. All freestanding signs shall have a maximum height of 8 feet.

Section 25.09.3(d) All signs not specifically listed in this Ordinance are prohibited in R-3-A, R-3-B, and R-M-H districts.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.10 SIGNS PERMITTED IN THE C-1, C-2, C-3, OS, R-1-O, LM, AND GM DISTRICTS.

Section 25.10.1 **Wall Signs.** Wall signs in the C-1, C-2, C-3, OS, R-1-O, LM, and GM districts are subject to the following standards:

Section 25.10.1(a) The following shall apply when determining which parts of a building are considered “building frontages” for purposes of this Ordinance:

Section 25.10.1(a)(1) Any side of the building that either has a public entrance to the building or is visible from a public road or public parking lot shall be considered a building frontage.

Section 25.10.1(a)(2) Where a business has multiple building frontages, the permitted wall signage shall be calculated separately for each building frontage. However, no building frontage shall have more square footage of signage than the building frontage with the main pedestrian entrance to the building, regardless of the width of any of the building frontages.

Section 25.10.1(a)(3) Any building frontage that contains a sign shall be designed to be architecturally compatible with the building frontage containing the main pedestrian entrance.

Section 25.10.1(b) Each business with a storefront is permitted 1 square foot of wall signage for every linear foot of building frontage, up to 100 square feet. Where multiple businesses share one building or lot, the building frontage of each business shall be calculated separately based on the width of the individual storefronts.

Section 25.10.1(c) Commercial or industrial buildings with no storefronts shall be permitted 1 square foot of signage for each linear foot of building frontage, up to 100 square feet. Sign permits must be requested by the owner of the building, not individual tenants.

Section 25.10.1(d) Businesses that are set back more than 200 feet from the center line of an adjacent roadway shall be permitted additional square footage of wall signage on the building frontage facing the roadway, based on the following:

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

200-299 feet: 25% additional square footage
300-399 feet: 50% additional square footage
400-499 feet: 75% additional square footage
500 feet or greater: Double square footage

- Section 25.10.1(e) Businesses in the R-1-O and OS districts shall be limited to 50% of the maximum area of wall signage otherwise permitted in this section.
 - Section 25.10.1(f) The width of any wall sign may not exceed 90% of the width of the building frontage it is attached to.
 - Section 25.10.1(g) There shall be no limit on the number of wall signs permitted on a lot, provided that all other standards are met.
 - Section 25.10.1(h) Canopy structures, such as those used for gas stations, shall be permitted 20 square feet of signage on each face of the canopy.
- Section 25.10.2 **Awning Signs.** An awning sign may be used in place of a wall sign for any ground-floor business, provided that the following standards are met.
- Section 25.10.2(a) The awning shall not extend more than six feet over the sidewalk in front of the business, regardless of whether the sidewalk is private or in the public right-of-way.
 - Section 25.10.2(b) The awning shall have a minimum ground clearance of eight feet.
 - Section 25.10.2(c) Signage may not exceed 70% of the face area of the awning.
 - Section 25.10.2(d) Awnings may be externally illuminated, but back-lit or internally illuminated awnings are prohibited. Awning signs may not contain electronic messaging.
- Section 25.10.3 **Freestanding Signs.** Freestanding signs in the C-1, C-2, C-3, OS, R-1-O, LM, and GM Districts are subject to the following standards:
- Section 25.10.3(a) Only one freestanding sign is permitted per lot, regardless of the number of businesses on the lot. Sign permits must be requested by the owner of the lot, not individual tenants.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

- Section 25.10.3(b) The maximum height shall be eight feet.
- Section 25.10.3(c) The maximum area shall be 72 square feet.
- Section 25.10.3(d) All signs must have at least two legs or a continuous base at least 75% of the width of the sign. The base of the sign shall be not be considered part of the sign for the purposes of calculating the area, but shall be considered part of the sign for the purposes of calculating the height.
- Section 25.10.3(e) All freestanding signs must be set back at least four feet from all lot lines and street setback lines.
- Section 25.10.3(f) Lots immediately abutting the right-of-way of a ramp to or from I-75 to or from Nadeau Road or Dixie Highway shall be permitted a second freestanding sign and shall be permitted to exceed the height and area standards listed above, provided they do not exceed the height or area of the largest sign existing in the Township at the time they are erected. The design of the sign shall be reviewed by the Planning Commission prior to the issuance of a sign permit.

Section 25.10.4 **Directional Signs.** One directional sign shall be permitted per approved driveway from a public road, subject to the following:

- Section 25.10.4(a) A maximum sign area of four square feet per sign.
- Section 25.10.4(b) A maximum height of three feet.
- Section 25.10.4(c) Directional signs may be internally or externally illuminated, but may not contain electronic messaging.
- Section 25.10.4(d) Additional signage shall be permitted adjacent to the drive aisles for a drive-thru service window, with the following standards:

- Section 25.10.4(d)(1) No more than six signs shall be permitted.
- Section 25.10.4(d)(2) The maximum area of any sign shall be 48 square feet.
- Section 25.10.4(d)(3) No more than two signs shall exceed 32 square feet in area.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.10.4(d)(4) The maximum height of any sign shall be 10 feet.

Section 25.10.4(d)(5) No more than two signs shall exceed 8 feet in height.

Section 25.10.4(e) The Planning Commission may approve additional directional signs during the Site Plan Approval Process if the Commission determines they are necessary for efficient flow of traffic and pedestrians through a site.

Section 25.10.5 **Projecting Signs.** Projecting signs are permitted in the C-1, C-2, C-3, OS, R-1- O, LM, and GM districts, subject to the following:

Section 25.10.5(a) Maximum sign area of 16 square feet.

Section 25.10.5(b) The faces of the sign must be parallel to each other and no more than six inches apart.

Section 25.10.5(c) The bottom of the sign must be at least nine feet from grade.

Section 25.10.5(d) The sign shall not extend above the roof line of the building.

Section 25.10.5(e) Electronic messaging is prohibited on projecting signs.

Section 25.10.6 **Window Signs.** Window signs are permitted in the C-1, C-2, C-3, OS, R-1-O, LM, and GM Districts, subject to the following standards.

Section 25.10.6(a) Signage may not cover more than 25% of any window.

Section 25.10.6(b) Window signs may be internally illuminated, but may not contain any electronic messaging, flashing, or appearance of movement.

Section 25.10.7 **Marquee Signs.** Marquee signs shall only be permitted through the waiver process described in Section 25.12.

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

Section 25.11 NON-CONFORMING SIGNS

A non-conforming sign may be continued and shall be maintained in good condition as described elsewhere in this section, except that a non-conforming sign shall not be structurally altered or repaired so as to prolong its life or as to change its shape, size, type or design unless such change shall make the sign conforming; nor shall a non-conforming sign be replaced by another non-conforming sign.

Notwithstanding anything else in this Ordinance, any sign structure that is without a sign for more than 90 days must be removed.

Section 25.12 WAIVER PROCESS

The Planning Commission shall have the ability to waive or modify any of the standards in this chapter, provided that the following criteria are met. A waiver granted under this section shall apply for only the lifespan of the sign in question and shall not be transferable to any other sign or lot.

- Section 25.12(a) The applicant provides all requested information and pays all applicable application and review fees, to be determined by the Township Board.
- Section 25.12(b) The proposed sign does not endanger the public health, safety, and welfare by virtue of being distracting to drivers, obscuring vision, being unnecessarily bright, being designed or constructed poorly, or in any other way.
- Section 25.12(c) The design of the sign is consistent with character of the surrounding area.
- Section 25.12(d) The sign does not block the view of other nearby signs to the extent that it would harm the ability of neighboring businesses to operate.
- Section 25.12(e) The sign will not be a nuisance to any residential uses.
- Section 25.12(f) A sign designed to meet the standards of the Ordinance would not adequately serve the purpose desired by the applicant.

Amended November 10, 2016, by Zoning Ordinance Amendment No. 200-125.

(Page Left Blank Intentionally)

FRENCHTOWN CHARTER TOWNSHIP ZONING ORDINANCE NO. 200

(Page Left Blank Intentionally)