

Ordinance No. 85.A.001 - Signs

Adopted April 10, 2024

Effective April 24, 2024

Section 1- Purpose.

- A. The intent 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 public health, safety and welfare. While this Ordinance recognizes that signs and outdoor advertising are necessary to satisfy the needs of sign users for adequate identification and communication, failure to regulate them may lead to poor identification of individual businesses, deterioration and blight of the business and residential areas of the Township, conflicts between different types of land use, reduction in traffic safety to pedestrians and motorists, and other impacts that are contrary to the purposes, intent, and interests identified in this section.
- B. The following municipal interests are considered by the Township to be compelling government interests. Each interest is intended to be achieved under this Ordinance in a manner that represents the least restrictive means of accomplishing the stated interest, and in all events is intended to promote an important government interest that would not be effectively achieved absent the regulations in this Ordinance. Regulating the location, size, construction, and manner of display of signage in the most narrowly tailored manner represents the least restrictive means of addressing the targeted government interests of avoiding unsafe and nuisance-like conditions while maintaining and improving pedestrian and vehicular safety and efficiency; character and quality of life; economic development and property values; property identification for emergency response and wayfinding purposes; and unique character of areas of the Township.
1. **Public Safety.** Maintaining pedestrian and vehicular safety are predominant and compelling government interests throughout the Township, with particular emphasis on the safety of pedestrians. The safety path and sidewalk network provide facilities for pedestrians situated between vehicular roads and private properties throughout the Township in areas of the Township without sidewalks or safety paths, pedestrians typically travel along the edge of the roadways.

Since most signage on the private properties is intended and designed to attract the attention of operators of motor vehicles, thereby creating distractions that can jeopardize traffic and pedestrian safety, this ordinance is intended to regulate signs so as to reduce such distractions and, in turn, reduce the risk of crashes, property damage, injuries, and fatalities, particularly considering the rate of speed at which the vehicles are traveling in the districts identified in this article.

This Ordinance is also intended to protect public safety by requiring signs that are poorly maintained and/or structurally unsafe to be repaired or removed to

protect against fallen signs or deteriorating sign debris from entering improved roadways, sidewalks and safety paths and causing dangerous conditions for vehicular traffic and pedestrians.

- a. The Township encourages signage that will inform motorists and pedestrians of their desired destinations without conflicting with other structures and improvements. These interests are legitimately supported by limiting the maximum size of signage, providing setbacks, and specifying minimum-sized characters for efficient perception by motorists and pedestrians, while minimizing distractions that could put pedestrians at risk.
 - b. In some circumstances, adjusting the size, setback, and other regulations applicable to signage may be important to avoid confusion and promote clarity where vehicular speeds vary on commercial/business thoroughfares.
 - c. In multi-tenant buildings and centers, it is compelling and important to provide distinct treatment with a gradation of regulation for individual identification depending on base sign size, amount of road frontage, and the like, all intending to provide clarity to alleviate confusion and thus additional traffic maneuvers, provide a minimum size of characters to allow identification, and maintain maximum-sized overall signage to prevent line-of-sight issues.
 - d. Maximum size and minimum setback of signage is compelling and important to maintain clear views for both traffic and pedestrian purposes.
- 2. Character and Quality of Life.** Achieving and maintaining attractive, orderly, and desirable places to conduct business, celebrate civic events, entertain people, and provide for housing opportunities is directly related to the stability of property values needed to provide and finance quality public services and facilities within the Township. This Ordinance intends to allow signs that are of sufficient, but not excessive, size to perform their intended function as necessary to provide and maintain the Township's character and support neighborhood stability. Signs that contribute to the visual clutter, contribute to the potential conflict between vehicular and pedestrian traffic, and distract from scenic resources and views, will be prohibited in efforts to preserve the character, aesthetic qualities and unique experience within the Township. It is also the intent of this Ordinance that signs will reflect the character of unique districts as may be established by the Township's Master Plan, other adopted plans, the Zoning Ordinance, or this Ordinance.
- 3. Economic Development and Property Values.** The establishment of the restrictions in this Ordinance has a direct relationship to creating stability and predictability, allowing each private interest to secure reasonable exposure of signage, and thus promoting business success. The application of the restrictions in this Ordinance allows businesses to reasonably command attention to the content and substance of their messages while concurrently allowing the promotion of other visual assets, including (without limitation)

landscaping and architecture, all of which contribute to economic development and property value enhancement.

- 4. Avoidance of Nuisance-Like Conditions.** Due to the concentration of people and activities, there is a potential for, and it is a compelling interest to avoid, blight, physical clutter, and visual clutter in the Township. The result of these conditions leads to diminished property values, reduced attractiveness of the community, and reduced quality of life within the districts. Minimum regulations that substantially relate to signage are important and necessary for the maintenance and well-being of positive conditions, good character and quality of life in the Township. Ultimately, these regulations are compelling and important for the protection of all police power values.
 - a. An excessive number of signs in one location creates visual blight and clutter, as well as confusion of the public. Thus, limiting the number of signs on properties, establishing setbacks from property lines, and requiring reasonable spacing between signs are compelling interests that can be directed with minimum regulation.
 - b. Signs that are too large can lead to confusion, undermine the purposes of the signs, and ultimately lead to physical and visual clutter. Establishing maximum sizes can be the subject of clear and effective regulations that address this compelling and important interest.
 - c. Requiring maintenance specifications for signs can minimize the creation of blight and clutter due to the deterioration of signs that are not durable or otherwise well-constructed, and such regulations would be consistent with construction codes for other structures.
 - d. There is a compelling governmental interest that signs avoid glare, light trespass, safety, and skyglow. The selection of proper fixture type(s) and location, use of supportive lighting technology, and control of light levels in a reasonable fashion is consistent with regulations that are narrowly tailored to achieve the Township's interests.
- 5. Property Identification for Emergency Response and Wayfinding Purposes.** Locating a business or residence by police, fire, and other emergency responders can be a matter of life and death, and thus it is a compelling interest to ensure that proper, understandable, unambiguous, and coordinated signage be permitted and required, and specifications for such purposes can be accomplished in a simple and narrow manner. Wayfinding for vehicular and pedestrian purposes is also a compelling interest to avoid confusion in public rights-of-way, and unnecessary intrusions on private property. Sign specifications

for such wayfinding can be coordinated with property identification for such emergency and other purposes.

6. **Maintaining Unique Character of Areas of the Township.** Acknowledge the unique character of certain areas and districts, and establish special time, place and manner regulations that reflect the unique aesthetic, historical, and/or cultural characteristics of these areas/districts.
7. **Protection of the Right to Receive and Convey Messages.** The important governmental interests and regulations contained in this Ordinance are not intended to target the content of messages to be displayed on signs, but instead seek to achieve *non-speech* objectives. In no respect do the regulations of signage prohibit a property owner or occupant from an effective means of conveying the desired message. Nothing in this Ordinance is intended to prohibit the right to convey and receive messages, specifically noncommercial messages such as religious, political, economic, social, philosophical or other types of speech protected by the First Amendment of the United States Constitution.

Section 2 - Definitions

Whenever used in this Ordinance, the following words and phrases shall have the meaning ascribed to them in this Section:

Awning. A shelter projecting from, and supported entirely by, the exterior wall of a building, constructed of non-rigid materials on a supporting framework.

Awning Sign. (See *Canopy Sign*). A sign which is printed or otherwise affixed to an awning which may be rolled or folded up against the wall to which it is attached.

Balloon Sign. Any air or gas-filled object used as a temporary sign.

Banner Sign. Temporary signs produced on cloth, paper, fabric or other natural or synthetic material of any kind, with or without frames. National, state or municipal flags or the official flag of any institution or business shall not be considered banners.

Billboard. Any sign which contains a message unrelated to or not advertising a business transacted or goods sold or produced on the premises on which the sign is located and is regulated in accordance with regulations governed by the Highway Advertising Act, P.A. 106 of 1972 as amended.

EMS Billboard: A billboard or a portion of a billboard that displays an electronic image or video, which may or may not include text, introducing any sign or portion of a sign that uses changing lights or similar forms of electronic display such as LED to form a sign message with text and or images wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. This definition includes without limitation

television screens, plasma screens, digital screens, flat screens, LED displays, video boards, and holographic displays.

Blade Sign. A temporary sign with a support pole securely anchored into the ground, made of fabric, over the support pole.

Canopy. A rigid multi-sided structure covered with opaque fabric, metal or other opaque material and supported by a building at one or more points or extremities.

Canopy Sign (See Awning Sign). Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Center Identification Sign. A ground sign at the entry to a non-residential center containing more than one (1) business establishment, whether or not under single ownership or management.

Change of Copy. The replacement of the face of the sign with another on a Sign. Change of copy shall not include modifications to the sign structure or frame, nor shall it include alterations of sign size.

Changeable Copy 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.

Flag. Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, corporation, or other entity.

Electronic Message Sign (EMS). A sign or portion of a sign, that displays an electronic image or video, which may or may not include text, introducing any sign or portion of a sign that uses changing lights or similar forms of electronic display such as LED to form a sign message with text and or images wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. This definition includes without limitation television screens, plasma screens, digital screens, flat screens, LED displays, video boards, and holographic displays. The following additional definitions shall apply to an EMS:

Display Time: The amount of time a message and/or graphic is displayed on an Electronic Message Sign.

Dissolve: A mode of messaging transition on an Electronic Message Sign accomplished by varying the light intensity or pattern, in which the first message gradually appears to dissipate and lose legibility with the gradual appearance and legibility of the second message.

Dynamic Frame Effect: An Electronic Message Sign frame effect in which the illusion of motion and/or animation is used.

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

Frame: A complete, static display screen on an Electronic Message Sign.

Frame Effect: A visual effect on an Electronic Message Sign applied to a single frame. See also Dynamic Frame Effect.

LED: Light emitting diode.

Scroll: A mode of message transition on an Electronic Message Sign in which the message appears to move vertically across the display surface.

Transition: A visual effect used on an Electronic Message Sign to change from one message to another.

Travel: A mode of message transition on an Electronic Message Sign in which the message appears to move horizontally across the display surface.

Façade Area. The wall space (of lease area) of a building measured from grade to the point where the wall and the roof meet. The façade area shall include all window and door areas contained within.

Facing of Surface. The areas of the sign upon, against, or through which the message is displaced or illuminated.

Foot-candle. A common unit of illumination measurement (equal to 1 lumen per square foot) in the lighting industry used to calculate lighting levels.

Frontage. The length of the street right-of-way line on a zoning lot, which is the same as the front lot line or side street lot line as defined in the Zoning Ordinance.

Freestanding Or Ground Sign. A sign supported directly by the ground or with support provided by uprights, braces, pylons or poles anchored in the ground that are independent from any building or other structure.

Illuminance. The amount of light falling upon a real or imaginary surface, commonly called "light level" or "illumination." Measured in foot candles (lumens/square foot).

Illuminated Sign. A sign illuminated in any manner by an artificial light source.

Integral Sign. A sign that is an integral part of the structure. The sign is often carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type

construction. The integral sign may contain the name of the building, date of erection, or take the form of a monumental citation or commemorative tablet.

Interim Sign. A sign of a construction and attachment that is semi-permanent in nature.

Marquee. Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Marquee Sign. Any sign attached to, in any manner, or made a part of a marquee.

Monolith Sign. A three-dimensional, self-supporting, base-mounted, freestanding sign, consisting of two (2) or more sides extending up from the base, and upon which a message is painted or posted. A monolith sign may also consist of a base-mounted cylindrical structure upon which a message is painted or posted.

Neon Sign. A sign consisting of visible glass tubing, filled with neon gas, which glows when electric current is sent through it.

Non-Conforming Sign. Signs which are prohibited under the terms of this Ordinance but were in use and lawful prior to the enactment of this Ordinance, or subsequent amendment thereof that enacted the prohibition.

Non-Residential Property. A property where a non-residential use, as defined by the Oxford Township Zoning Ordinance, is present.

Pennant Sign. A sign or display consisting of long, narrow, usually triangular flags of lightweight plastic, fabric, or other materials, that may or may not contain a message, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

Permanent Sign: Any sign constructed and intended to be displayed for an indefinite, long-term period of time.

Pole or Pylon. A type of support for a sign which has its base anchored in the ground and with a specified clear space between the bottom of the face of the sign and the established grade.

Portable Sign. A temporary sign which is not permanently affixed to a building face or to a pole, pylon, or other support that is permanently anchored in the ground. A portable sign is capable of being moved from one location to another. Portable signs include but are not limited to: signs designed to be transported by means of wheels; signs converted to A- or T- frames; menu and sandwich board signs; balloons used as signs; and vehicle signs.

Projecting Sign. Any sign affixed to a building or wall in such a manner that its leading edge extends beyond the surface of the building or wall and the horizontal sign surface is not parallel to the building wall.

Residential Property. Property zoned for single-family, multiple family use as identified in the Oxford Township Zoning Ordinance.

Roof Sign. Any sign erected and constructed wholly on and over the roof of a building and supported by the roof structure.

Sandwich Sign. A temporary, portable sign consisting of two advertising boards laid back-to-back and at least partially supported by each other.

Sign. A structure, wall or other object which is affixed to, or painted, or otherwise located or set upon or in a building, structure or piece of land which displays a message, and which is visible from any public street, sidewalk, alley, park, or public property. The term includes interior and exterior signs but not signs primarily directed at persons within the premises of the sign owners. The term does not include goods displayed in a business window.

Street Furniture Sign. A sign structure which by its design invites, entices, encourages or makes itself convenient or available to use by the general public for something more than mere visual attraction to its message. Street furniture signs include but are not limited to signage on benches and on table umbrellas used for outdoor, cafe-style dining.

Suspended Sign. A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary Sign. A sign which is used only temporarily. Temporary signs are not permanently mounted. For purposes of this ordinance, temporary signs shall include balloon, banner, and portable signs.

Trivision Sign. A sign or sign structure that uses mechanical means to display more than one (1) message in sequence.

Wall Sign. A sign fastened to or painted on the wall area of a building or structure that is confined within the limits of the wall with the exposed face of the sign in a plane approximately parallel to the plane of such wall.

Window Sign. Any sign that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

Yard, Front. A required front yard is an open space extending the full width of a lot and of a uniform depth (setback) measured horizontally at right angles to the front lot line and unoccupied from the ground upward.

Yard, Rear. A required rear yard is an open space extending the full width of a lot and of a uniform depth (setback) measured horizontally at right angles to the rear lot line and unoccupied from the ground upward.

Section 3 – General Standards

A. Applicability. The regulations set forth herein shall apply to all signs that are erected within the Township, whether or not a permit is required.

B. Safety. All signs shall meet the following requirements:

1. All signs shall be erected and maintained in compliance with all applicable state construction codes, and other applicable ordinances governing construction within the Township. In the event of conflict between this Ordinance and other laws, the most restrictive shall govern.

All signs shall be placed so 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 or safety path. No signs shall be erected or maintained which imitate, or may be confused with or construed as, an official traffic sign, signal or device, in size, color, lettering, or design any traffic sign or signal or other word, phrase, symbol, or character in such manner as to interfere with, mislead, confuse or create a visual impediment or safety hazard to pedestrian or vehicular traffic.

2. No sign shall be established or maintained on any parcel that will cause a traffic hazard by obstructing the view of drivers. All signs shall be installed in accordance with the requirements for intersection visibility under Section 8.2 of the Oxford Township Zoning Ordinance. Signage must also comply with the requirements of the Road Commission for Oakland County. No sign shall be located within, project into or overhang a public right-of-way, except as otherwise permitted herein.
3. No sign shall be erected, relocated or maintained so as to obstruct firefighting or prevent free access to any door, window, or fire escape.
4. Within all non-residential zoning districts, the street address shall be displayed either on the building or premises in a manner that is observable to public safety services from the street or road to which the address refers. Up to four (4) square feet of the area devoted to the street address shall not be included in allowable sign area.

C. Location. The location of all signs in all sign districts are subject to the following regulations:

1. No sign shall be located within, project into or overhang a public right-of-way, except as otherwise permitted herein.

2. All signs shall comply with the setback requirements for this district they are located in, except as otherwise permitted herein, and provided that no freestanding sign is located closer than fifteen (15) feet from any lot line.
3. No sign shall be established or maintained on any parcel that will cause a traffic hazard by obstructing the view of drivers. All signs shall be installed in accordance with the requirements for intersection visibility under Section 8.2 of the Zoning Ordinance of the Charter Township of Oxford. Signage must also comply with the requirements of the Road Commission for Oakland County.

D. Sign Area. The area of a sign is the entire area within a rectangle or square enclosing the extreme limits of the sign structure, regardless of the shape of the structure; excluding the necessary supports or uprights on which such sign is placed, with the following exceptions:

1. Where a sign has two or more faces, the area of all faces shall be included in determining the sign area, except that where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken as either:
 - a. the area of one face, if the two faces are of equal area, or
 - b. the area of the larger face, if the two faces are of unequal area.
2. For ground signs, the area shall include the entire area of the sign upon which copy, lettering, drawings or photographs could be placed, excluding necessary uprights or supports.
3. The area of a cylindrical ground sign shall be computed by multiplying the circumference of the cylinder by its height.

E. Height Measurement. The height of a sign shall be measured along a straight vertical line from the average grade beneath the sign to the highest point of the sign or supporting structure.

F. Setback and Distance Measurements. The following guidelines shall be used to determine compliance with setback and distance measurements:

1. The distance between two signs shall be measured along a straight horizontal line that represents the shortest distance between the two signs.
2. The distance between a sign and a parking lot or building shall be measured along a straight horizontal line that represents the shortest distance between the outer edge of the parking lot or building.

3. The distance between a sign and a building or property line shall be measured along a straight horizontal line that represents the shortest distance between the sign and the building.

G. Architectural Compatibility. Signs shall be designed and constructed to be consistent with the architectural design of the building they identify, as determined by the Zoning Official in consideration of the following criteria:

1. Consistency of proposed construction materials to those of the identified building.
2. Consistency of proposed color scheme to that of the identified building.
3. Incorporation of architectural details or other embellishment found on the identified building.

H. Framework. All signs shall be designed so that the supporting framework, other than the supporting poles on a freestanding sign, is contained within or behind the face of the sign or within the building to which it is attached so as to be totally screened from view. For pole signs or freestanding signs, the supporting poles or framework must be skirted or encased in a manner that is architectural compatible with the sign itself.

I. Illumination. All signs which have illumination must meet the following standards:

1. General Requirements. If illumination is proposed, signs shall be illuminated only by steady, stationary, shielded electrical light sources directed solely at the sign, or internal to it. All external lighting fixtures used to illuminate a sign shall be shielded to direct light towards the sign.
2. Traffic Hazards. Sign illumination that could distract or compel motorists to suddenly change direction, speed, or stop, or otherwise create a traffic hazard shall be prohibited.
3. The illumination of all signs, including EMS, shall not exceed 0.3 footcandles above ambient light levels based upon illumination measurement criteria set forth in Table 3A and the following sub-section item 4.

Table 3A	
Sign Area Versus Light Measurement Distance	
Area of Sign Sq. ft.	Light Measurement Distance (ft.)
10	32
15	39
20	45

Table 3A	
Sign Area Versus Light Measurement Distance	
25	50
30	55
35	59
40	63
45	67
50	71
<p>*For signs with an area in square feet other than those specifically listed in this table (e.g., 12 sq. Ft., 400 sq. Ft., etc.), the measurement distance may be calculated with the following formula: Measurement Distance = $\sqrt{\text{Area of Sign Sq. Ft. X 100}}$</p>	

4. EMS Illumination Measurement Criteria. The illuminance of a sign shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance of an EMS shall be measured with the EMS off, and again with the EMS displaying a white image for a full color-capable EMS, or a solid message for a single-color EMS. All measurements shall be taken as close as practical to a perpendicular plane of the sign at the distance determined by the total square footage of the sign as set forth in Table 3A Sign Area versus Light Measurement Distance

Section 4 - Prohibited Signs

Unless otherwise permitted by this Ordinance, by variance or by legal non-conforming status as provided in this Ordinance, the following signs shall not be permitted:

- A. Any sign that is not specifically permitted by this Ordinance.
- B. 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.
- C. Signs that are located in, project into, or overhang any public right-of-way or dedicated public easement, except as allowed by the Township, County, State or Federal government.
- D. Any sign or sign structure which, in terms of applicable building or electrical codes, is structurally or electrically unsafe, or which blocks a fire escape or a door, window or other opening that could be used for fire escape.

- E.** Any sign which has any visible moving parts, visible revolving parts, visible mechanical movement of any description, or other apparent visible movement achieved by electrical, electronic, or mechanical means, including intermittent electrical pulsations, or by action of normal wind current, except for flags and electronic message signs as provided in this Ordinance.
- F.** Exterior pennants, strings of flags, spinners and streamers.
- G.** Blade signs.
- H.** Changeable copy signs.
- I.** Exterior string lights used in connection with a commercial lot, other than decorations used from the day after Thanksgiving through the following January 15th. String lights are also permitted in the vicinity of restaurant outdoor patios, approved by the Township.
- J.** Flashing signs with moving or blinking lights.
- K.** A rotating search light or similar device which emits beams of light.
- L.** Signs which incorporate any open spark or flame unless specifically approved by the Building Department.
- M.** Roof signs or any sign which projects more than one foot above the roof line.
- N.** Monolith signs.
- O.** Backlit awnings, especially those made of translucent fabric or material.
- P.** Unlawful motor vehicle signs. It shall be unlawful to park, place, or store a vehicle or trailer on which there is a motor vehicle sign on private property where an on-premises ground or wall sign is located if:
 - 1. The motor vehicle sign is attached to a vehicle or trailer that is unregistered or not operable;
 - 2. The motor vehicle sign is larger in any dimension than or extends beyond any surface of the vehicle or trailer to which it is attached;
 - 3. The motor vehicle sign is attached to a vehicle or trailer that is parked or stored in a public right-of-way or an area not designed, designated, or commonly used for parking;
 - 4. The motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored in a "front yard" or "side yard," as such terms are defined by this Ordinance, that abuts a street, when there

- are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are not visible from the street or do not abut streets; or
5. The motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored within fifty (50) feet of a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are more distant from the street or not visible from the street.
 6. The foregoing prohibition shall not apply if:
 - a. The vehicle is temporarily parked in a particular location in the course of conducting personal activities or business activities that involve the loading or unloading of goods for customers, providing services to off-site customers, conducting off-site business, or engaging in work breaks;
 - b. The activities above are being actively undertaken during the period of such parking;
 - c. The activities above require the presence of the vehicle for purposes of transporting equipment, people, supplies and/or goods necessary for carrying out such activities; and
 - d. The activities above are not, other than incidentally, related to advertising, identifying, displaying, directing, or attracting attention to an object, person, institution, organization, business, product, service, event or location.
- Q.** Street furniture signs with the exception of signage on table umbrellas used for outdoor cafe-style dining.
- R.** Signs which are attached to utility poles, trees, fences, rocks or in an unauthorized manner to walls or other signs.
- S.** Signs on public or private towers.
- T.** Any sign or other structure containing or conveying any obscene, indecent or pornographic material
- U.** Any sign which obstructs free ingress or egress from a required door, window, fire escape, or other required exit way.
- V.** Any sign structure or frame that no longer contains a sign.

- W. Signs erected on either public or private property without the consent of the owner or occupant thereof.
- X. Any sign unlawfully installed, erected, or maintained.

Section 5 - Signs Allowed without a Permit

The following signs are allowed to be erected or maintained without a permit, provided they comply with the following regulations and all applicable ordinances, laws, and regulations, including the construction standards of this Ordinance.

- A. Signs mounted to a wall, mailbox or lamppost not exceeding two (2) square feet in size, located on single family residential structures only.
- B. **Directional Signs.** Directional signs are signs erected for the sole and express purpose of directing traffic flow on private property. Directional signs shall not exceed four (4) square feet in area and four (4) feet in height. Directional signs may be illuminated subject to the requirements set forth in Section 3.I.
- C. **Flags.** Insignia of any nation, state, government, community organization, corporation, college or university, respectfully displayed, provided that no more than five (5) flags representing the same entity exist on a property, and further that no flag be located in or fly over a public right-of-way.
- D. **Historical Marker.** Plaques or signs describing state or national designation as an historic site or structure and/or containing narrative, not exceeding twelve (12) square feet in area.
- E. **Incidental Signs.** Signs bearing non-commercial messages that have a purpose secondary to the use of the lot on which they are located, such as those designating the location of public telephones, restrooms, restrictions on smoking and restrictions on building entrances, provided that no such signs exceed two (2) square feet in area.
- F. **Integral Signs.** Integral signs not exceeding six (6) square feet in area.
- G. **Menu Board.** For drive through food service establishments, signs containing a communication system for placing food orders, when the following conditions are met:
 1. The Planning Commission has approved the sign location as part of a development review.
 2. There is only one (1) sign per drive through lane.
 3. The sign is no greater than twenty-four (24) square feet.

4. The sign is no more than six (6) feet in height.
 5. The sign(s) are not located in the front yard.
- H. Miscellaneous Signs.** On vending machines, gas pumps, and ice containers indicating the contents or announcing on-premise sales, provided that the sign on each device does not exceed two (2) square feet in area.
- I. Parking Lot Signs.** Signs indicating restrictions on parking, when placed within a permitted parking lot, which do not exceed six (6) feet in height and four (4) square feet in area.
- J. Public Signs.** Signs posted by duly constituted public authorities in the performance of their public duties.
- K. Regulatory, Directional and Street Signs.** Erected by a public agency in compliance with Michigan Manual of Uniform Traffic Control Devices Manual. Tourist Oriented Directional Signs, or "TODS," shall be included under this provision. Regulatory, directional and street signs may be located within the road right-of-way.

Section 6 – Sign Overlay Districts

- A. Purpose and Intent.** In addition to and furtherance of the purpose of intentions stated in Section 1, the purpose and intent of the sign districts under this Section are to facilitate the preservation or creation of a unique quality, theme or character that have a distinctive identity within the Township. The distinct identity may be as a result of the location of the property in proximity to a roadway corridor that exhibits a similar width, number of lanes and/or design speed. The identity may also be as a result of a particular design theme or objective that the Township has adopted for a given area. The standards and requirements of this Section are in addition to and supplement all other regulations under this Article, which remain applicable to the extent that they do not expressly conflict with the provisions of this section.
- B. Districts Established.** The following sign overlay districts are established for the sole purpose of regulating signage. The SD-Sign Overlay Districts encompasses the areas as illustrated in the SD-Sign Overlay District Map.
1. South Lapeer Road (SLR). This district encompasses the area along Lapeer Road from the intersection of Teelin Drive north to the boundary with the Village of Oxford.
 2. Middle Lapeer Road (MLR). This district encompasses the area along Lapeer Road from the northern boundary of the Village of Oxford north to the intersection of Dunlap Road.

3. North Lapeer Road (NLR). This district encompasses the area along Lapeer Road from the intersection of Dunlap Road north to the boundary with Metamora Township.
4. Industrial (IND). This district encompasses the remainder of the Township which is zoned for industrial use.
5. Recreation, Public and Quasi-Public (RPQ). This district encompasses the remainder of the Township which is zoned for recreation, public and quasi-public uses.
6. Residential/Agricultural (RES/AG). This district encompasses the remainder of the Township which is zoned for residential or agricultural use in the following zoning districts: AG, SF1, SF-2, SF-3, R-1A, R-1, R-2, R-3, RM, and MHC.

Section 7 – Temporary and Interim Signs

A. General Standards. The following standards apply to all temporary and interim signs in all sign districts:

1. Temporary and interim signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display.
2. The permission of the property owner or their designee shall be required prior to the erection of a temporary or interim sign on any parcel. This includes the placing of a temporary sign on vacant property.
3. If permission is given by the property owner to allow temporary or interim signs on their property by a tenant or someone who does not own the property, that sign counts against the allowed number of signs for the parcel.
4. Except as otherwise provided in this Ordinance, a temporary or interim sign shall only be allowed to be placed on publicly-owned property, including road rights-of-way, when placed there by and for the benefit of the respective public agency or with the written permission of the public agency.
5. Temporary signs placed upon property in the Township in violation of this Ordinance may be removed only by the Township Ordinance Enforcement Officer, the owner of the sign, or the owner of the property where a sign has been placed, or their designees. Any action taken by the Township under this paragraph shall be noticed to the property owner of record. A temporary sign that has been removed by the Township will be kept for five (5) days, at which time the sign may be destroyed or disposed of by the Township.
6. The maximum display time of temporary signs is 60 days unless additional time is noted elsewhere in this Ordinance. After this time expires, the sign shall be

removed. Once the temporary sign is removed, there shall be a gap of at least thirty (30) days between display of a temporary sign on the same property.

7. In recognition that there is a need for additional expression of speech prior to a scheduled election, the following applies for a period of thirty (30) days prior to and three (3) days after a Township-designated election day on which there is at least one ballot item:
 - a. The maximum allowable area of temporary signs shall be increased to sixty-four (64) square feet per parcel in all sign districts.
 - b. The maximum area of an individual sign remains as stated in this Section.
 - c. The number of temporary signs is undefined, as long as the temporary signs meet the requirements of this sub-section.

B. Temporary Signs in the Lapeer Road and Non-Residential Sign Districts.

1. All temporary signs in the SLR, MLR, NLR, IND, and RPQ Sign Districts are subject to the regulations in in the table below:

Type of Sign	Ground	Banner	Sandwich
Sign District Where Allowed	SLR, MLR, NLR, IND, RPQ	SLR, MLR, NLR, IND, RPQ	SLR, MLR, RPQ
Maximum Number per Parcel	1 with exception in Section 6.B.6	1 with exception in Section 6.B.6	1
Maximum Height	6 feet	6 feet, if ground mounted Height of building facing the street on which the sign is located if wall-mounted	5 feet
Maximum Sign Area (per side)	16 sq. ft.	25 sq. ft.	8 sq. ft.
Minimum Setback from R-O-W	15 feet	15 feet	5 feet
Illumination Allowed	No	No	No
Permit Needed	No	No	No

2. Requirements for Sandwich Signs: Sandwich signs may be allowed when the following standards are met:

- a. Signs are placed at public entrances to businesses, on either private property or the public sidewalk. For businesses with front and rear customer entrances, or frontages on two streets, one sandwich sign may be permitted at the second entrance.
- b. No sign shall be placed within a distance of ten (10) feet from any fire hydrant, or twenty-five (25) feet from any intersection.
- c. The sign must be placed at least five feet from the curb. A clear path of five (5) feet of sidewalk must be maintained at all times.
- d. Each sign shall be placed outside only during the hours when the business is open to the general public and shall be stored indoors at all other times.
- e. Portable signs on wheels are prohibited.

C. **Temporary Signs in Residential Sign District.** All temporary signs in the RES/AG Sign District are subject to the regulations in in the table below:

Land Use	Single Family Homes	Road side stand with Farm	Non-Residential Uses	Special Event for Non-residential Use
Type(s) Allowed	Ground	Ground	Ground or banner	Ground or banner
Maximum Number per Parcel	4 with exception in Section 6.B.6	1	1 with exception in Section 6.B.6	1
Maximum Height	4 feet			
Maximum Sign Area	6 sq. ft.	16 sq. ft.	25 sq. ft. for banners, 16 sq. ft. for ground signs	25 sq. ft. for banners, 16 sq. ft. for ground signs
Minimum Setback	15 feet from all property lines			

Land Use	Single Family Homes	Road side stand with Farm	Non-Residential Uses	Special Event for Non-residential Use
Maximum Duration	60 days with exception in Section 6.B.6	2 weeks prior to sales opening to 1 week after end of sales	60 days with exception in Section 6.B.6	2 days prior to the event to 2 days after the event
Illumination Allowed	No	No	No	No
Permit Needed	No	No	No	Yes

D. **Interim Signs in All Sign Districts.** Interim signs are allowed when construction is ongoing on the subject parcel. All interim signs are subject to the regulations in the table below:

Land Use	Ongoing Construction
Type(s) Allowed	Ground
Maximum number per parcel	1
Maximum Height	6 feet
Maximum Sign Area	32 square feet
Min. Setback	15 feet
Illumination Allowed	No
Permit Needed	Yes
Duration	From the start of construction to the end of construction, renewed annually.

Section 8 – Permanent Freestanding and Wall Signs

A. **Permanent Freestanding Signs and Wall Signs in the Lapeer Road and Non-Residential Sign Districts.** All permanent signs in the SLR, MLR, NLR, IND, and RPQ Sign Districts are subject to the regulations below.

1. Freestanding Signs. All freestanding permanent signs in the SLR, MLR, NLR, IND, and RPQ Sign Districts must comply with the following regulations:

Regulations by Sign District						
Sign District	Minimum Setback (ft)		Maximum Height (ft)	Maximum Area (sq. ft.) Per Side/Total	Minimum Spacing Between Signs on same or adjacent parcels (ft)	Minimum Letter height (inches)
	ROW	Residential Zoning District				
SL	15'	50'	6'	50/100	25'	6"
ML	15'	50'	6'	50/100	50'	6"
NL	15'	50'	6'	60/120	100'	6"
IND	15'	50'	6'	50/100	50'	6"
RPQ	15'	50'	8'	40/80	50'	6"
General Regulations						
Number of Signs per street or highway frontage						1

2. Wall Signs. Awning, marquee, and projecting signs shall be treated as wall signs. All permanent wall signs in the SLR, MLR, NLR, IND, and RPQ Sign Districts must comply with the following regulations:

Regulations by Sign District					
Sign District	Maximum Areas as a Percentage of Adjoining Wall	Total Maximum Area in sq. ft.	Maximum Height to Length Ratio	Minimum Letter Height (inches)	Exceptions
SL	10%	150	1:4	6"	For buildings set back more than 100 feet from the ROW, the maximum area may be increased by 150%
ML	10%	150	1:4	6"	
NL	15%	200	1:4	6"	None
IND	15%	200	1:4	6"	None
RPQ	15%	200	1:4	6"	None
General Regulations					

Regulations by Sign District	
Number of signs per parcel, single tenant	1 per building façade facing a public ROW
Number of signs per tenant, multi-tenant	1 per building façade facing a public ROW
Location (except for projecting signs)	Not extend above the roofline, nor project more than 12 inches from the face of the building
Parking area or alley at rear of building, single tenant	1 wall sign on rear façade, maximum area of 15 sq. ft.
Parking area or alley at rear of building, multi-tenant	1 wall sign on rear façade per tenant with a public entrance to rear parking area or alley, maximum area of 15 sq. ft.
Projecting Signs	
Mounting	Perpendicular to the building facade
Maximum area	20 sq. ft per side, 40 sq. ft. total
Vertical clearance	9 feet
Maximum projection from building wall	6 feet
Awning Signs	
Coverage	Sign copy may not exceed 25% of the total area of the awning visible from the ROW
Marquee Signs	
Construction	Hard, incombustible materials
Written message	Affixed flat to vertical face of the marquee
Minimum vertical clearance	10 feet
Projection	Comply with setback requirements for the zoning district in which located

B. Permanent Freestanding Signs and Wall Signs in Residential Sign District. All permanent signs in the RES/AG Sign District are subject to the regulations in in the table below:

Land Use	Home Occupation	Farm	Non-Residential Uses	Entrance to Residential Development
Type	Wall or ground	Wall or ground	Ground	Ground or signs affixed to decorative walls or fences
Maximum number per parcel	1	1, in addition to home occupation	1	2, with no more than 1 sign per entrance
Height	4 feet	6 feet	6 feet	6 feet
Sign Area	6 sq. ft.	9 sq. ft.	32 sq. ft.	20 sq. ft.
Min. Setback	15 feet	15 feet	15 feet	10 feet, with exception of placement in the median of a boulevard entrance
Illumination Allowed	No	Yes	No	Yes
Permit Needed	Yes	Yes	Yes	Yes

Section 9 – Miscellaneous Signs

- A. **Permitted Interior Window Signs.** Interior window signs shall be permitted in the SLR, MLR, NLR, IND, and RPQ Sign Districts unless there is an electronic message sign on the premises. Interior window signs shall be permitted on the ground floor level and shall not exceed twenty-five percent (25%) of the window area on the ground floor level. Illuminated window signs shall be counted toward the total maximum allowable square feet of wall signs, as set forth in Section 8 of this Article.
- B. **Center Identification Signs.** For business, office and industrial centers, an internal freestanding sign per center shall be permitted in addition to other signs permitted under the following regulations:
 - 1. Only one (1) internal identification sign per entranceway shall be permitted, with a maximum of two (2) such signs.

2. The sign shall comply with the setback, maximum area and height regulations in Section 8.A.

C. Electronic Message Signs. Electronic message signs may be permitted in the SLR, MLR, NLR, IND, and RPQ Sign Districts, subject to the following regulations:

1. General Standards.

- a. Electronic message signs shall only be permitted to be incorporated in a ground sign;
- b. The area devoted to an electronic message sign (EMS) shall not exceed twenty-five percent (25%) of the permissible ground sign area in Sign Overlay Districts 1-7, and sixteen percent (16%) in Sign Overlay District 8;
- c. The ground sign in which the EMS is incorporated shall be in complete conformity with the ground sign requirements of the Sign Overlay district in which the premise is located. All other signs shall conform to the requirements of the Sign Overlay district in which the premise is located;
- d. There shall be no window sign permitted, maintained or installed on a premise with an EMS.
- e. The EMS must comply with all sign display and illumination standards in Section 3.I.

2. Message Display and Communication Requirements:

- a. The display time of an EMS shall not be less than two (2) minutes per message display;
- b. The transition or change of message shall appear instantaneous without the use of special effects such as dissolve or fade;
- c. An EMS shall not exhibit any characteristics of movement or flashing and shall not use techniques defined as dynamic frame effect, scroll, or travel;
- d. No EMS message display shall resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal or light or have the brilliance or intensity that will interfere with any official traffic sign, device or signal; and
- e. An EMS shall not include any audio message.

3. Miscellaneous Requirements.

- a. No EMS shall be permitted to operate unless it is certified as follows and equipped with all of the following mechanisms, programming and equipment in proper working order at all times:
 - i. A default mechanism that will cause the EMS to revert immediately to a default static display if the EMS or any component experiences mechanical failure or otherwise malfunctions;
 - ii. A non-glare panel covering the electronic changeable copy display or other equivalent method approved by the Township to substantially reduce glare;
 - iii. A sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions; and
 - iv. A written certification from a sign manufacturer or other approved testing agency that the light intensity has been preset to conform to the brightness, illumination, and display standards established in this article and that the preset levels are protected from end user manipulation by password protected software or other method with certification shall be provided to the Township immediately upon request.
- b. The owner or controller must either turn off or adjust the sign to meet the brightness and illumination standards set forth in Section 12.07. The adjustment must be made within twelve (12) hours of a notice of non-compliance from the Township.

D. Medical Emergency Services. Additional wall signs are allowed for uses with medical emergency services, such as urgent care centers and hospitals. The additional wall signs must meet the following standards:

- 1. Location: An additional wall sign must be located over a building entrance.
- 2. Number: One (1) additional wall sign per building entrance.
- 3. Size: Additional wall signs must comply with the size regulations in the table below:

Maximum Areas as a Percentage of Adjoining Wall	Total Maximum Area in sq. ft.	Minimum Letter Height (inches)
15%	200	6"

E. Motor Vehicle Service Stations

1. Canopy Sign.

- a. Location and number. An automobile service station may have one (1) additional sign to be located on the canopy for each public street frontage.
- b. Size. Said sign shall not exceed one-half (1/2) square foot of sign area for each one (1) linear foot of canopy face length adjacent to facing public street frontage.

2. Pump Signage.

- a. Location and number. No more than two (2) such signs per pump island.
- b. Size. Maximum of four (4) square feet.

F. Billboards. In addition to the stated purposes and intent of this Ordinance; the following regulations are intended to protect the public health, safety, and welfare by regulating the location, size, height, spacing and other aspects of billboards. These regulations are necessary because billboards can reduce traffic safety by diverting the attention of motorists from the road, and because billboards are often incompatible with other signs and land uses in surrounding areas and result in aesthetic deterioration. Where permitted, billboards shall be subject to the following restrictions as well as regulations established by the Michigan Highway Advertising Act. P.A. 106 of 1972 as amended.

- 1. Location. Billboards shall only be permitted in SLR and IND sign districts which are located on a road which is a primary highway within the meaning of MCL 252.302(f).
- 2. Number. Not more than three (3) billboards may be located per linear mile of primary highway. The linear mile measurement shall not be limited to the boundaries of the Charter Township of Oxford where the particular highway extends beyond such boundaries.
- 3. Distance between Billboards. No billboard shall be located within 1,000 feet of another off-premise sign abutting either side of the same street or highway.
- 4. Area. The surface display area of any side of an off-premise sign may not exceed three hundred (300) square feet. In the case of off-premises sign structures with tandem or stacked sign faces, the combined surface display area of all faces on any side may not exceed three hundred (300) square feet.

5. Height. The height of an off-premise sign shall not exceed twenty-four (24) feet above: (1) the grade of the ground on which the sign sits or (2) the grade of the abutting roadway, whichever is higher.
6. Setback. No off-premise sign shall be located closer than two hundred (200) feet to a public right-of-way, closer than ten (10) feet to any interior boundary lines of the premises on which the sign is located, nor closer than five hundred (500) feet to any playground, school, residential dwelling, church or park.
7. Illumination. All lighting equipment for billboards shall be designed to illuminate the sign only and shall not interfere with the driver's visibility or cause glare on adjoining residential properties. All billboards must be illuminated from a light source exterior to the sign itself.
8. Limitations. No billboard shall be erected when there already exists in the Township twenty-five (25) or more billboard sign faces.
9. Construction. A billboard shall be self-supported, and pole mounted.

G. EMS Billboard Signs. To protect the health, safety, peace and enjoyment of Township residents, EMS Billboard Signs shall comply with all of the requirements and regulations of a non-EMS Billboard Sign in addition to any other requirements set forth in this Ordinance, including regulations governing signs, use, area, type, height, numbers, and setbacks.

1. All EMS Billboard Signs shall also comply with the regulations in the table below:

Subject	Regulation
Color	Multiple colors on a black background
Movement Restrictions	Flashing, animated or moving signs are prohibited. The content of a digital display must transition by changing instantly, with no transitional graphics. Messages may change at intervals of 10 seconds or greater.
Brightness	See Section 3.1
Resolution	Monochrome EMC signs shall have a pixel pitch of 35 mm or less resolution and multi-color EMC signs shall be a pixel pitch of 25mm or less.
Restrictions	Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory-programmed not to exceed the above listed light levels, and that the intensity level is protected from

Subject	Regulation
	<p>end-user manipulation by password protected software or other method satisfactory to the Township.</p> <p>The sign shall be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.</p>

2. Exceptions for conversion of an existing billboard to an EMS Billboard Sign: The Township Board shall have the authority to grant an exception to the height and area requirements set forth in Section 9.F of this Ordinance to allow for the conversion of an existing billboard to an EMS billboard sign. A conversion of an existing billboard to an EMS billboard sign may be approved if is the same or lesser size of the existing billboard and if the Township Board determines that all of the following conditions have been met by the Applicant:
 - a. The property on which the billboard sits in not adjacent to a residential zoning district (AG, SF1, SF-2, SF-3, R-1A, R-1, R-2, R-3, RM, and MHC) and/or use.
 - b. The nearest edge of the proposed EMS billboard sign is at least fifty (50) feet from back of the curb of the roadway on which the property has frontage.
 - c. The continued operation of the non-conforming billboard poses a health, safety, and welfare hazard to the general public.

Section 10 – Sign Permit Review Process

- A. **Permit Required.** It shall be unlawful for any person to erect, alter, relocate, or structurally change a sign or other advertising structure, unless specifically exempted under Section 5, without first obtaining a permit in accordance with the provisions set forth herein. A permit shall require payment of a fee, which shall be established by resolution of the Township Board.
- B. **Permit Application Contents.** Application for a sign permit shall be made upon forms provided by the Zoning Official, or his or her designee. The following information shall be required:
 1. Name, address and telephone number of the applicant, as well as that of the property owner, if the applicant is not the property owner.
 2. A sketch plan indicating the following:

- a. Current sign district;
 - b. Current zoning classification;
 - c. Location of the building, structure, or lot on which the sign is to be attached or erected;
 - d. Position of the sign in relation to nearby buildings, structures, and property lines.
3. A scale drawing of each sign, indicating the size, shape, message, lettering style, color and materials of the finished sign. All required copies must also be in color.
 4. Plans, specifications and method of construction and attachment to the building or the ground;
 5. Building elevation sketches showing the position and size of each sign on the building and the location and size of any existing sign(s) on the same structure.
 6. Copies of stress sheets and calculations, if deemed necessary by the Building Official, or his or her designee, showing the structure as designed for dead load and wind pressure.
 7. Information concerning required electrical connections.
 8. If the sign will be illuminated, plans shall include all details regarding the location, type of fixture, and color of the illumination, as well as the method of shielding.
 9. If the sign is an EMS or has an EMS component, the area devoted to the EMS, the display time per message display, and the type of transition.
 10. Written consent of the owner or lessee of the premises upon which the sign is to be erected.
 11. Other information deemed necessary by the Zoning Official (or designee) or Planning Commission, on a case by case basis, to establish compliance with applicable laws and regulations.
- C. Review by Zoning Official.** Upon receipt of a completed sign permit application, the Zoning Official (or designee) shall review the sign permit application, and take one of the following actions:
1. Approval. Upon finding that the proposed signage conforms to all applicable standards found in this section and elsewhere in this

Ordinance, they shall approve the sign permit application, with or without conditions, and issue the sign permit. Should the approval be conditional, said conditions shall be satisfied within the time set by the Zoning Official, or his or her designee, or the permit will be considered to be denied.

2. Postpone. Upon finding that the proposed signage does not conform to all applicable standards found in this section and elsewhere in this Ordinance, but could if revised or supplemented, the Zoning Official, or his or her designee, may postpone action on the sign permit application, until a revised application is submitted. If the Zoning Official, or his or her designee, chooses to postpone action on the sign permit application, the deficiencies of the application shall be explained to the proprietor in writing.
3. Denial. Upon finding that the proposed signage does not conform to all applicable standards found in this section and elsewhere in this Ordinance, the Zoning Official, or his or her designee, may deny the sign permit application. Should the sign permit application be denied, the reason(s) for rejection of the application shall be explained to the proprietor in writing.

- D. Review by Planning Commission Concurrent with Site Plan.** Sign permit applications submitted in conjunction with proposed site improvements that require site plan review and approval may be reviewed by the Planning Commission concurrent with site plan review. If approval of a proposed sign is desired by the applicant at the time of site plan review, the sign must be shown on the site plan, including all information required for a sign permit application listed above under item B. The applicant shall have the option of submitting sign permit applications to the Zoning Official, or his or her designee, separate from site plan review, as provided above under item C, above.

Section 11 - Inspection and Maintenance

The Zoning Official (or designee) shall be charged with the administration and enforcement of the provisions of this Ordinance.

- A. Inspection of New Signs.** All signs for which a permit has been issued shall be inspected by the Zoning Official, or his or her designee, when erected. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable Zoning Ordinance and Building Code standards. Failure to receive the Zoning Official's approval for a completed sign shall constitute a determination that the sign is in violation of this Ordinance, in which case the owner and/or erector of such sign may be subject to legal action.

In cases where fastenings or anchorages are to be eventually bricked in or otherwise enclosed, the sign erector shall advise the Zoning Official, or his or her designee, when such fastenings are to be installed so that inspection may be completed before enclosure.

- B. Sign Maintenance.** All signs shall be maintained in a condition similar to that which existed at the time of their erection. At minimum, all signs and all awnings with sign components shall be kept clean, free of missing or loose parts, free of blistering or peeling paint, and without missing or obsolete sign panels.
- C. Inspection of Existing Signs.** The Zoning Official, or his or her designee, shall have the authority to routinely enter onto property to inspect existing signs. In conducting such inspections, the Zoning Official, or his or her designee, may determine whether the sign is maintained in accordance with item B, above, and that it is adequately supported, painted to prevent corrosion, and so secured to the building or other support as to safely bear the weight of the sign and pressure created by the wind.
- D. Correction of Defects.** If a sign falls out of compliance with the provisions of this Section, it shall be the responsibility of the sign owner to bring the sign back into compliance or remove the sign entirely.

Section 12 - Non-Conforming Signs

No non-conforming signs shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with this ordinance, except that non-conforming signs shall comply with the following regulations:

- A. Repairs and Maintenance.** Normal maintenance shall be permitted, provided that any non-conforming sign that is destroyed by any means to an extent greater than fifty (50) percent of the sign's pre-catastrophe fair market value, exclusive of the foundation, shall not be reconstructed. Normal maintenance shall include painting of chipped or faded signs; replacement of faded or damaged surface panels, name changes, repair or replacement of electrical wiring or electrical devices.
- B. Change of Copy.** A non-conforming sign may undergo a "change of copy" or the replacement of names, logos, symbols, numbers or other graphic items of information as long as the structural characteristics, including size, shape, and frame, are not modified.
- C. Non-conforming Changeable Copy Signs.** The message on a non-conforming changeable copy sign or non-conforming bulletin board sign may be changed provided that the change does not create any greater nonconformity.
- D. Substitution.** No non-conforming sign shall be replaced with another non-conforming sign.

- E. **Modifications to the Principal Building.** Whenever the principal building on a site on which a non-conforming sign is located is modified to the extent that site plan review and approval is required, the non-conforming sign shall be removed. However, a change of use or occupant, when not accompanied by a change in the principal building, shall not necessitate the removal of non-conforming signs.

Section 13 - Removal of Prohibited Signs in Public Places

The Charter Township of Oxford Zoning Official, or his or her designee, shall have the authority to remove any sign determined to be in violation of the preceding section that is located upon public property. Notification of the sign owner shall not be required. Such signs shall be held at the Township offices for five (5) days upon removal. A ten dollar (\$10.00) service fee shall be required prior to the release of any sign removed by the Township.

Section 14 - Removal of Unauthorized Signs from Public Rights-of-Way

In the interest of public health, and safety, the Charter Township of Oxford Zoning Official, or his or her designee, shall have the authority to immediately remove any unauthorized sign from all public rights-of-way without notification of the sign owner. Such signs shall be held at the Township offices for five (5) days upon removal. A ten dollar (\$10.00) service fee shall be required prior to the release of any sign removed by the Township.

Section 15 - Appeals

Variations to the requirements of this Ordinance and appeals from decisions of the Zoning Official or his or her designee may be heard upon application to the Township Zoning Board of Appeals (ZBA) per the procedures and standards in Article 17 of the Zoning Ordinance of the Charter Township of Oxford.

Section 16 – Violations and Penalties

- A. **Municipal Civil Infraction/Payment of Fine.** Any person, firm, or corporation violating a provision of this Ordinance, upon an admission or finding of responsibility for such violation, shall be deemed responsible for a municipal civil infraction, and shall pay a fine.
- B. **Costs.** The person, firm, or corporation ordered to pay a fine under Subsection (A) shall be ordered by the District Court Judge or Magistrate to pay costs of not less than Nine Dollars (\$9) or more than Five Hundred Dollars (\$500), which costs may include all expenses, direct and indirect, to which the Township has been put in connection with the violation of this Ordinance up to the entry of the Court's judgment or order to pay fines and costs.
- C. **Additional Writs and Orders.** A person who admits or is found responsible for violation of this Ordinance shall comply with any order, writ or judgment issued by the District Court to enforce this Ordinance.

- D. Default on Payment of Fines and Costs.** A default in payment of a civil fine, costs, or damages or expenses ordered under Subsection (A) or (B) or an installment of the fine, costs, or damages as allowed by the Court, may be collected by the Township by a means authorized for the enforcement of a judgment.
- E. Failure to Comply with Judgment or Order.** If a defendant fails to comply with an order or judgment pursuant to this section within the time prescribed by the Court, the Court may proceed under Subsection (G).
- F. Failure to Appear in Court.** A defendant who fails to answer a citation or notice to appear in Court for a violation of this Ordinance is guilty of a misdemeanor, punishable by a fine of not more than Five Hundred Dollars (\$500) plus costs and/or imprisonment not to exceed ninety (90) days.
- G. Civil Contempt.**
1. If a defendant defaults in the payment of a civil fine, or other damages or expenses, or an installment as ordered by the District Court, upon motion of the Township or upon its own motion, the Court may require the defendant to show cause why the defendant should not be held in civil contempt and may issue a summons, order to show cause, or bench warrant of arrest for the defendant's appearance.
 2. If a corporation or an association is ordered to pay a civil fine, costs, or damages or expenses, the individuals authorized to make disbursements shall pay the fine, costs, damages or expenses, and their failure to do so shall be civil contempt unless they make the showing required in this subsection.
 3. Unless the defendant shows that the default was not attributable to an intentional refusal to obey the order of the Court or to a failure on their part to make a good faith effort to obtain the funds required for payment, the Court shall find that the default constitutes a civil contempt and may order the defendant committed until all or a specified part of the amount due is paid.
 4. If it appears that the default in the payment of a fine, costs, or damages or expenses does not constitute civil contempt, the Court may enter an order allowing the defendant additional time for payment, reducing the amount of each installment, or revoking the fine, costs, damages or expenses.
 5. The term of imprisonment on civil contempt for nonpayment of a civil fine, costs, or damages or expenses shall be specified in the order of commitment and shall not exceed one day for each Thirty Dollars (\$30) due. A person committed for nonpayment of a civil fine, costs, or damages or expenses shall be given credit toward payment for each day of imprisonment and each day of detention in default of recognizance before

judgment at the rate of Thirty Dollars (\$30) per day.

6. A defendant committed to imprisonment for civil contempt for nonpayment of a fine, costs, damages or expenses shall not be discharged until one of the following occurs:
 - a. Defendant is credited with an amount due pursuant to Subsection (G)(5) above.
 - b. The amount due is collected through execution of process or otherwise.
 - c. The amount due is satisfied pursuant to a combination of subdivisions G(6)(a) and (b) above.
7. The civil contempt shall be purged upon discharge of the defendant pursuant to Section 16.G(6).

H. Lien Against Land, Building, or Structure. If a defendant does not pay a civil fine or costs or installment ordered under Subsection (A) or (B) within thirty (30) days after the date upon which the payment is due for a violation of this Ordinance involving the use or occupation of land or a building or other structure, the Township may obtain a lien against the land, building, or structure involved in the violation by recording a copy of the court order requiring payment of the fine and costs with the Oakland County Register of Deeds. The court order shall not be recorded unless a legal description of the property is incorporated in or attached to the court order.

1. The lien is effective immediately upon recording of the court order with the Register of Deeds.
2. The court order recorded with the Register of Deeds shall constitute the pendency of the lien. In addition, a written notice of the lien shall be sent by Oxford Township by first class mail to the owner of record of the land, building, or structure at the owner's last known address.
3. The lien may be enforced and discharged by Oxford Township in the manner prescribed by its Charter, by the General Property Tax Act, Act No. 206 of the Public Acts of 1893, being Section 211.1 et seq., of the Michigan Compiled Laws, or by an ordinance duly passed by the Township. However, property is not subject to sale under Section 60 of Act No. 206 of the Public Acts of 1893, being Section 211.60 of the Michigan Compiled Laws, for non-payment of a civil fine or costs or an installment ordered under Subsection (A) or (B) unless the property is also subject to sale under Act No. 206 of the Public Acts of 1893 for delinquent property taxes.
4. A lien created under this section has priority over any other lien unless one

or more of the following apply:

- a. The other lien is a lien for taxes or special assessments.
 - b. The other lien is created before the effective date of the amended ordinance that added this section.
 - c. Federal law provides the other lien has priority.
 - d. The other lien is recorded before the lien under this section is recorded.
5. The Township may institute an action in a court of competent jurisdiction for the collection of the fines and costs imposed by a court order for a violation of this Ordinance. However, an attempt by the Township to collect the fines or costs does not invalidate or waive the lien upon the land, building, or structure.
 6. A lien provided for by this subsection shall not continue for a period longer than five (5) years after a copy of the court order imposing a fine or cost is recorded unless within that time an action to enforce the lien is commenced.

Section 17- Repeal

All other ordinances or parts of ordinances which are inconsistent or in conflict herewith, are hereby repealed to the extent of such inconsistency or conflict. Such repeal includes Article 9 of the Township's Zoning Ordinance titled "Signage," which is hereby repealed in its entirety.

Section 18 – Severability

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 19 – Effective Date

This Ordinance shall be published in summary in a newspaper of general circulation in the Charter Township of Oxford, qualified under State law to publish legal notices, and shall become effective upon publication, as provided by law.

Section 20 – Adoption

This Ordinance is hereby declared to have been adopted by the Board of Trustees of the Charter Township of Oxford at a meeting thereof duly called and held on the 10th day of April 2024, and ordered to be given publication in the manner prescribed by the Charter of the Township of Oxford.

