



Signs

General Provisions

Regulations

The primary function of signage is to identify a particular user of property, it is not intended to have open spaces be used for unrestricted advertising. All signs in the Township must meet the following regulations:

1. Shall be oriented to motorized traffic on a public road (except as specifically exempted)
2. Shall not be located in any public rights-of-way, dedicated public easements, or so as to create a traffic hazard by the blocking vision of traffic or by interfering with traffic control devices in accordance with Section 26-5.3 of the Zoning Ordinance
3. Shall not use flashing or intermittent illumination & all lights shall be shaded so as not to project onto the right-of-way or adjacent property
4. Area of signs (except residential development identification signs) shall be computed by measuring the area of the regular shaped envelope required to enclose the lettering &/or logo & the structure to which the letters &/or logo is attached
5. Area of double-faced freestanding signs shall be computed using only 1 side of the sign provided the outline of both faces of the sign are essentially identical & the 2 signs are back-to-back
6. Wall signs may project up to 1 ft. from the location where mounted & shall not project above or beyond a roof or parapet line
7. Shall be constructed & maintained in a like new condition in compliance with building codes
8. See the Wall Signs/Temporary Signs Handout for regulations for window, community special event, construction & other temporary signs & the Political Signs Handout for political signs



Process

1. Apply for a sign permit from the Community Development Department. You will need to submit:
 - ✓ 2 copies of a plan, drawn to scale, which shows the dimensions and face of the proposed sign
 - ✓ 2 copies of a plot plan showing the location of the sign, including setback from right of way
 - ✓ A letter of permission from the property owner
 - ✓ Fee
2. A building permit is needed for signs with a base or footing & an electrical permit if sign is illuminated

Questions?

Refer to Section 5.15 (Section 3.1.22.P for Town Center) of the Zoning Ordinance for complete regulations or contact the Community Development Department at 248/451.4876



Sign Regulations by District

Residential Districts*

District	Identification Signs	Identification Signs (permitted non-residential uses)	Residential Development Identification Signs (subdivision entry signs)	Real Estate Signs (individual for sale signs)	Real Estate Development Signs (advertising more than 4 lots)
R-10, R-12.5 & R-15 Single Family Residential Districts	1 nameplate per dwelling unit, max. 2 sq. ft., no permit	1 ground sign, max 25 sq. ft., setback 30 ft. from street, 2 signs permitted when more than 400 ft. of street frontage	Max. 25 sq. ft., structure upon which sign is attached max. 20 ft. in length & 10 ft. in height	1 sign, max. 6 sq. ft. per parcel, to be removed immediately after property is sold, rented or leased, no permit	1 sign per entrance, max 50 sq. ft., setback 30 ft. from street plus 1 sign every 1/2 mile within 2 miles of dev., max 32 sq. ft., setback 30 ft. from street
RM Multiple Family Residential Districts	1 nameplate per dwelling unit, max. 2 sq. ft., no permit plus 1 office sign max 6 sq. ft.	Not Permitted	1 sign, max 25 sq. ft., structure upon which sign is attached max. 20 ft. in length & 10 ft. in height		18 month permit for each required

Non Residential Districts*

District	Wall Signs	Freestanding Signs	Other Permitted Signs
B-1, B-2 & B-3 Business Districts & OR-1 Office Retail Districts	1 sign per street frontage, max. 2 sq. ft. per 1 ft. of building frontage with a max. of 200 sq. ft., multi-tenant buildings 1 sign per tenant, allocated on an equal basis 2 sq. ft. per 1 ft. building frontage, no 1 sign larger than 200 sq. ft.	1 sign, max 50 sq. ft., 5 ft. in height, setback 15 ft. from right-of-way	Time/Weather/Stock Market Average Signs, Gasoline Price Signs, Real Estate Signs
OR-2 Office Retail Districts		1 sign, max 50 sq. ft., 5 ft. in height, setback 69 ft. from street, 2 signs permitted when more than 400 ft. of street frontage	
B-4 Restricted General Commercial Districts		1 sign, max 50 sq. ft., 15 ft. in height, setback 15 ft. from street & 100 ft. from residentially zoned property, 2 signs permitted when more than 400 ft. of street frontage	
Town Center Overlay District	15% of the area of the building façade on which they are placed	max 60 sq. ft., 8 ft. in height, setback 5 ft. from right-of-way	Awning & Canopy Signs, Projecting Signs, Hanging Signs, Tenant Directory Signs, A-Frame Signs & Permanent Banner Signs
O-1 & O-2 Office-Building Districts	1 sign per street frontage, max. 1 sq. ft. per 1 ft. of building frontage with a max. of 100 sq. ft.,	1 sign, max 35 sq. ft., 5 ft. in height, setback 15 ft. from right-of-way, 2 signs permitted when more than 400 ft. of street frontage	Time/Weather/Stock Market Average Signs & Real Estate Signs
R-O Research Office Districts & I-L Light Industrial Districts	multi-tenant buildings 1 sign per tenant, allocated on an equal basis 1 sq. ft. per 1 ft. building frontage, no 1 sign larger than 100 sq. ft.	1 sign, max 35 sq. ft., 5 ft. in height, setback 15 ft. from right-of-way	None
M-C Medical Campus Districts	1 sign per street frontage, max. 1 sq. ft. per 1 ft. of building frontage with a max. of 100 sq. ft.	1 sign, max 50 sq. ft., 5 ft. in height, setback 15 ft. from right-of-way, 2 signs permitted by Planning Commission	Internal campus directional & identification signs
I-OP Industrial-Office Park Districts	See other permitted signs	1 sign, max 15 sq. ft., 5 ft. in height, setbacks vary plus 1 sign per entrance to industrial park, max 25 sq. ft.	1 wall or freestanding directory sign for multi tenant buildings, max. 2 sq. ft. per business, 8 ft. max. height, located within 10 ft. of building
REC Recreation Districts	1 sign per street frontage, max. 0.5 sq. ft. per 1 ft. of building frontage with a max. of 50 sq. ft.	1 sign per entrance (max 2), max 25 sq. ft., 5 ft. in height, setback 15 ft. from right-of-way	None

*A permit is required for all signs listed above unless otherwise noted