

TOWNSHIP OF ARCADIA  
SIGN ORDINANCE  
ORDINANCE NO. 701

An Ordinance to regulate the size, construction, and location of signs within the Township; to establish penalties for violations; and to repeal prior Ordinances.

TOWNSHIP OF ARCADIA ORDAINS:

ARTICLE I

Permits and Review

Section 1.01. A site plan review shall be presented to, and authorization received from the Planning Commission before any sign is erected, constructed, or altered, except for signs used for the following purposes:

- A. Signs advertising real estate for sale or rent. Such signs may not exceed sixteen (16) square feet in sign area.
- B. Signs advertising agricultural produce grown on the premises. Such signs may not exceed sixteen (16) square feet in sign area.
- C. Signs advertising personal property owned by a resident of the premises; provided such personal property was not purchased for the purpose of resale. Such signs may not exceed sixteen (16) square feet in sign area.
- D. Signs advertising home occupations which are permitted pursuant to the zoning Ordinance. Such signs may not exceed sixteen (16) square feet in sign area in rural estate zoned areas, and two (2) square feet in sign area in single family zoned areas.
- E. Signs promoting political candidates or election issues. Such signs may not exceed thirty-two (32) square feet in sign area. Such signs shall be removed within ten (10) days after the election for which the signs were erected.
- F. Signs stating the name of a property owner or farm when located on the same property or farm. Such signs may not exceed sixteen (16) square feet in sign area.
- G. Off-site directional signs. Such signs may not exceed eight (8) square feet in sign area.

Section 1.02. Uniform fees for site plan review of signs shall be established by motion of the Township Board.

Section 1.03. Approvals for signs pursuant to this ordinance shall expire one (1) year from the date of the approval unless the sign has been erected within that one-year period. (Amended and Adopted December 15, 1987, Ord 702)

## ARTICLE II

### General Regulations

Section 2.01. There shall be no flashing, oscillating, or intermittent illumination on any sign.

Section 2.02. No sign shall rotate nor contain any moving parts.

Section 2.03. No sign shall interfere with clear vision along any road or at any intersection.

Section 2.04. All illuminated signs shall be so placed as to prevent the rays and illumination therefrom from being directly cast upon any residences or roadways.

Section 2.05. No sign, except those placed and maintained by the Township, County, or State, shall be located in, overhang, or encroach upon any public road right-of-way.

Section 2.06. No sign shall exceed the maximum height limitation of the zoning district in which it is located.

Section 2.07. All signs shall be set back at least ten (10) feet from any property lines and ten (10) feet from all roads right of way lines.

(Amended and Adopted December 15, 1987, Ord 702)

Section 2.08. All signs shall meet the construction standards of the Township electrical and building codes.

## ARTICLE III

### On-Site Signs

Section 3.01. One principal sign shall be permitted on the site of each commercial, industrial, or institutional facility.

Section 3.02. Principal on-site signs shall not exceed two hundred (200) square feet in sign area.

Section 3.03. No more than two secondary signs shall be permitted on the site of each commercial, industrial, or institutional facility.

Section 3.04. Secondary on-site signs shall not exceed sixteen (16) square feet in sign area.

## ARTICLE IV

### Off-Site Signs

Section 4.01. Off-site signs may only be located on parcels of land which are zoned for commercial or industrial use. This restriction shall not apply to off-site directional signs or to signs legally in existence as of the date of adoption of this Ordinance.

Section 4.02. Off-site signs shall not exceed thirty-two (32) square feet in sign area, except that directional signs shall not exceed eight (8) square feet in sign area.

Section 4.03. No off-site sign shall be erected within one hundred (100) feet of any other off-site sign, with the exception of off-site directional signs.

## ARTICLE V

### Variances

Section 5.01. The Township Board of Zoning Appeals shall have jurisdiction to grant variances from the provisions of this Ordinance.

Section 5.02. Any variance granted from the provisions of this Ordinance shall be granted only upon a showing by the petitioner that strict enforcement of the Ordinance would result in practical difficulties and undue hardships.

Section 5.03. The Board of Zoning Appeals may consider requests for variances from the provisions of this Ordinance only at a public hearing, of which all property owners within five hundred (500) feet of the proposed sign have been notified in writing. Said notification shall be mailed or hand delivered at least seven (7) days before the hearing date. Property ownership shall be determined by the most recent assessment roll.

## ARTICLE VI

### Definitions

Section 6.01. COMMERCIAL OR INDUSTRIAL FACILITY. Any business or industry located on a parcel of land which has been zoned for commercial or industrial use.

Section 6.02. DIRECTIONAL SIGN. A sign which only advertises the name of a business and the directions for locating that business.

Section 6.03. INSTITUTIONAL FACILITY. Any church, school, Township building, governmental facility, lodge hall, veterans' organization building, or similar non-profit facility serving the community.

Section 6.04. OFF-SITE SIGN. A sign advertising something which is not located on the same parcel of land as the sign.

Section 6.05. PRINCIPAL ON-SITE SIGN. A sign advertising the name of a facility located on the same parcel of land as the sign.

Section 6.06. SECONDARY ON-SITE SIGN. A sign advertising a service or product available at a facility located on the same parcel of land as the sign.

Section 6.07. SIGN. Any writing or picture designed to convey a message to persons who are on the public roads or who are on property other than the premises where the sign is located. This message can be on either or both sides of a single sign.

Section 6.08. SIGN AREA. The total surface area of one side of a sign.

## ARTICLE VII

### Violations

Section 7.01. Violation of this Ordinance shall be a misdemeanor and shall be punishable upon conviction thereof by a fine not to exceed Five Hundred (\$500.00) Dollars and/or by imprisonment not-to-exceed ten (10) days.

Section 7.02. Each day that a violation is permitted to exist shall constitute a separate offense.

Section 7.03. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.

## ARTICLE VIII

### Removal of Signs

Section 8.01. Any sign which is erected in violation of this Ordinance shall be removed.

Section 8.02. Any sign which is not kept in good repair shall be removed.

Section 8.03. If a sign is not removed within thirty (30) days of the date of a notice which is mailed to the owner of the property on which the sign is located, and to the owner of the sign, the Township may remove the sign and assess the costs of removal against the property on which it is located or any property belonging to the owner of the sign.

## ARTICLE IX

### Severability

Section 9.01. This Ordinance and the various articles, section, sentences, and clauses thereof, are hereby declared to be severable. If any article, section, sentence, or clause is adjudged unconstitutional or invalid, the remainder of the Ordinance shall not be affected thereby.

## ARTICLE X

### Repeal of Inconsistent Ordinance Provisions

Section 10.01. All Ordinances and parts of Ordinances which are inconsistent herewith including former Sign Ordinance No. 700 are hereby repealed.

## ARTICLE XI

### Enactment and Effective Date

Section 11.01. This Ordinance was adopted by the Arcadia Township Board at a meeting duly held on the 11th day of December 1984 and was published in the Lapeer County Press on the 19th day of December 1984.

Section 11.02. This Ordinance was made effective thirty (30) days after the date of publication.