

ARTICLE XIX SIGN REGULATIONS

Section 19.01 PURPOSE.

The purpose of this Article is to regulate on-site signs and outdoor advertising so as to protect the health, safety and general welfare, to protect property values, and to protect the character of the various neighborhoods in Howell Township.

The principal features are the restriction of advertising to the use of the premises on which the sign is located and the restriction of the total sign area permissible per site. Any sign placed on land or on a building for the purposes of identification or for advertising a use conducted on the premises shall be deemed an accessory use. It is intended that the display of signs will be appropriate to the land, building, or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification or advertisement. With respect to signs advertising business uses, it is specifically intended, among other things, to avoid excessive competition and clutter among sign displays. Outdoor advertising signs (billboards), which advertise products or businesses not connected with the site or building on which they are located, are deemed to constitute a principal use of a lot.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 19.02 DEFINITIONS.

- A. **Abandoned Sign.** A sign which no longer advertises or identifies a business, lessor, owner, or activity conducted upon or product available on the premises where such sign is displayed.
- B. **Billboard.** See "Outdoor Advertising Sign."
- C. **Business District or Shopping Center.** A group of two (2) or more stores, offices, research or manufacturing facilities which collectively have a name different from the name of any of the individual establishments and which have common off-street parking and entrance facilities.
- D. **Canopy, Awning or Marquee Sign.** Any sign attached to or constructed within or on a canopy, awning or marquee.
- E. **District.** Zoning District as established by the Howell Township Zoning Ordinance.
- F. **Free Standing Sign.** A sign supported by a structure independent of any other structure.

- G. **Height of Sign.** The vertical distance to the top edge of the copy area or structure, whichever is higher, as measured from the adjacent street grade.
- H. **Identification Sign.** A sign which carries only the name of the firm, the major enterprise, of the principal product or service offered for sale on the premises or a combination of these things only to identify location of said premises and not to advertise. Such signs shall be located only on the premises on which the firm or major enterprise is situated, or on which the principal product is offered for sale.
- I. **Off-Site Sign.** (Off-premises sign) A sign other than an on-site sign.
- J. **On-Site Sign.** (On-premises sign) A sign which advertises or identifies only goods, services, facilities, events, or attractions on the premises where located.
- K. **Outdoor Advertising Sign.** A sign, including billboards, on which the written or pictorial information is intended to advertise a use, product, service, goods, event or facility located on other premises, and which is intended primarily for advertising purposes.
- L. **Sign.** Any structure or part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, code mark or other representation used as, or in the nature of, an announcement, advertisement, direction or designation, of any person, firm, organization, place, commodity, service, business, profession, or industry, which is located upon any land or in any building, in such manner as to attract attention from outside the premises. Except signs not exceeding one (1) square foot in area bearing only property numbers, post box numbers or names of occupants of premises.
- M. **Temporary Sign.** A sign that is intended to be displayed for a limited period of time.
- N. **Wall Sign.** A sign attached to or erected against the wall of a building with the face in a plane parallel to the plane of the building wall.
- O. **Window Sign.** A sign installed on or in a window for purposes of viewing from outside the premises. This term does not include merchandise located in a window.
- P. **Portable Sign.** Any sign not permanently attached to the ground or a building.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. Ord. No. 97 eff. Feb. 23, 2000)

Section 19.03 GENERAL SIGN REGULATIONS.

The following regulations shall apply to all signs in Howell Township:

A. Illuminated Signs.

- 1) AR, SFR and MFR Districts - only indirectly illuminated signs shall be allowed provided such sign is so shielded as to prevent direct light rays from being visible from the public right-of-way or any adjacent residential property.
- 2) OS, NSC, RSC, HSC, HC, and I Districts - indirectly or internally illuminated signs are permitted providing such sign is so shielded as to prevent direct light rays from being visible from the public right-of-way or any adjacent residential property.
- 3) No sign shall have blinking, flashing or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operating as to create an appearance of writing or printing, except that movement showing, date, time and temperature exclusively may be permitted. Nothing contained in this Ordinance shall be construed as preventing use of lights or decorations related to religious and patriotic festivities. Beacon lights or search lights shall not be permitted as a sign for advertising purposes except as provided in Section 19.10 "Temporary Signs."

B. Measurement of Sign Area. The area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing copy or display material shall not be included in computation of sign area. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back, parallel to one another, and less than twenty-four (24) inches apart, the area of the sign shall be the area of one face.

C. Height of Signs. No free standing sign shall exceed a height of ten (10) feet, except a sign shall not exceed twenty-five (25) feet in height which meets the requirements of Section 19.08B. Where, because of topography of the location or other obstruction in relation to the primary road accessing a business, the visibility of its sign cannot be seen from its primary road of access, the Planning Commission may give consideration to increasing the permitted maximum height of a free standing business sign provided that the following information is presented as part of a Site Plan submission:

- 1) A map showing both existing and proposed topography of the area between and around the proposed location of the proposed sign and its primary road access.
- 2) A topographical profile showing the difference in elevation between the permitted height of the sign at its proposed location and the points along the business= primary road of access from which the sign can be most reasonably seen.
- 3) An indication on the topographical profile of the obstructions which prevent the sign from being reasonably seen from its primary road of access.

4) A primary road of access shall be determined by the Planning Commission as that road which in its judgment will most reasonably provide visibility of the sign for the purpose for which the business exists.

D. **Setback Requirements for Signs.** Except where specified otherwise in this Ordinance, all signs shall be set back a minimum of ten (10) feet as measured from the road right-of-way line.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. No. 97 eff. Feb. 23, 2000, Amend. by Ord. No. 189 eff. June 29, 2005)

Section 19.04 SIGNS PERMITTED IN ALL DISTRICTS.

Subject to the other conditions of this Ordinance, the following signs shall be permitted anywhere within the Howell Township:

A. Off-premise signs which bear names, information and emblems of service clubs, places of worship, civic organizations, and quasi-public uses shall be permitted on private property with permission of the Planning Commission. Each sign shall be not more than three (3) square feet in area, shall not exceed a height of eight (8) feet, and shall be set back a minimum of ten (10) feet from the road right-of-way line. All signs shall be consolidated within a single-frame, if more than one (1) sign is placed at one (1) location.

B. Signs which direct traffic movement onto or within a property and which do not contain any advertising copy or logo, and which do not exceed eight (8) square feet in area for each sign. Horizontal directional signs, on and flush with paved areas may exceed eight (8) square feet. A directional sign shall be located on the property to which it is directing traffic and shall be located on the lot or parcel behind the road right-of-way line.

C. One church announcement bulletin shall be permitted on any site which contains a church regardless of the district in which located, provided said bulletin does not exceed twenty-four (24) square feet in area and a height of six (6) feet, and is set back a minimum of ten (10) feet from the road right-of-way line. When a church has an identification sign as permitted elsewhere in this Ordinance, an announcement bulletin shall not be permitted.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 19.05 PROHIBITED SIGNS.

A. **Miscellaneous Signs and Posters.** Tacking, pasting, or otherwise affixing of signs or posters visible from a public way except "no trespassing", "no hunting", "beware of animal", warning or danger signs, and other legal postings as required by law, located on the walls of buildings, barns, sheds, on trees, poles, posts, or fences is prohibited.

B. **Banners.** Pennants, banners, search lights, twirling signs, sandwich board signs, sidewalk or curb signs, balloons, or other gas-filled figures are prohibited except as provided in Section 19.10G "Temporary Signs". National, State and Organizational flags may be displayed, provided they are attached to the wall of a building or a flagpole and meet the setback requirements of signs.

- C. **Swinging Signs.** Signs which swing or otherwise noticeably move as a result of wind pressure because of the manner of suspension or attachment are prohibited.
- D. **Moving Signs.** Except as otherwise provided in this Article, no sign or any portion thereof which moves or assumes any motion constituting a non-stationary or fixed condition shall be permitted.
- E. **Parking of Advertising Vehicles.** No person shall park any vehicle or trailer on a public right-of-way, public property, or on private property so as to be visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the purpose of directing people to a business or activity. Currently licensed vehicles and trailers which have painted upon them in a permanent manner the name of the product which they deliver and/or the name and address of the owner shall be excluded from this provision.
- F. **Abandoned Signs.** Signs that advertise an activity, business, product or service no longer conducted or available on the premises on which the sign is located, shall be removed within thirty (30) days of the abandonment of the use of the premises.
- G. **Portable Signs.** Portable signs shall be prohibited.
- H. **Unclassified Signs.** The following signs are prohibited:
 - 1) Signs which imitate an official traffic sign or signal which contains the words “stop”, “go slow”, “caution”, “danger”, “warning”, or similar words except as otherwise provided in this Article.
 - 2) Signs which are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.
 - 3) Signs which contain statements, words or pictures of an obscene, pornographic or immoral character.
 - 4) Signs which are painted directly onto the wall, or any other structural part of a building except as permitted in Section 19.11D and 19.11E.
 - 5) Signs which are painted on or attached to any fence or any wall which is not structurally a part of a building, except to provide for the street addresses of the lot or parcel.
 - 6) Signs which emit audible sound, odor, and offensive messages and exhibitions on a sign.
 - 7) Roof signs.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. Ord. No. 97 eff. Feb. 23, 2000)

Section 19.06 PERMITTED SIGNS IN AR DISTRICTS.

- A. One sign advertising the name and type of farm products grown on a farm premises. Such sign shall not exceed sixteen (16) square feet in area.
- B. One identification sign shall be permitted for each public street frontage for a vehicle entrance, for a school, church building or other authorized use or lawful nonconforming use except home occupation. Where a church has an announcement bulletin as permitted in Section 19.04C herein, said identification sign shall not be permitted. Each sign shall not exceed eighteen (18) square feet in area.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 19.07 PERMITTED SIGNS AR, SFR, OS AND MFR DISTRICTS.

- A. One identification sign shall be permitted for each public road frontage, for a subdivision, multiple-family, office building development or mobile home park. Each sign shall not exceed eighteen (18) square feet in area. One additional sign advertising "For Rent" or "Vacancy" may be placed on each public road frontage of a rental residential or office development provided that such sign shall not exceed three (3) square feet in area and is incorporated into the identification sign. Each sign shall be located behind the right-of-way line of any public road.
- B. One identification sign shall be permitted for each public road frontage for a vehicle entrance for a school, church, public building, or other authorized use or lawful nonconforming use except home occupations. Where a church has an announcement bulletin as permitted in Section 19.04C herein, said identification sign shall not be permitted. Each sign shall not exceed eighteen (18) square feet in area or eight (8) feet in height.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. Ord. No. 97 eff. Feb. 23, 2000)

Section 19.08 PERMITTED SIGNS IN NSC, RSC, HSC, HC AND I DISTRICTS.

On-site canopy or marquee signs, wall signs, and free standing signs are allowed subject to the following conditions:

- A. Signs permitted for single buildings on developed lot or group of lots developed as one lot, not in a shopping center subject to Section 19.08B.
 - 1) **Area.** Each developed lot or parcel shall be permitted at least eighty (80) square feet of sign area for all exterior on-site signs. The area of exterior on-site signs permitted for each lot or parcel shall be determined as two (2) square feet of sign area for each one (1) linear foot of building length which faces on a public street. The maximum area for all exterior on-site signs for each developed lot or parcel shall be two hundred (200) square feet. No freestanding identification sign shall exceed one hundred (100) square feet in area. No exterior wall sign for businesses without a ground floor frontage shall exceed twenty-four (24) square feet in area.

- 2) **Number.** Each developed lot or parcel shall be permitted two (2) exterior on-site signs. For every developed lot or parcel which is located at the intersection of two (2) collector or arterial roads or highways, three (3) exterior on-site signs shall be permitted. Only one (1) freestanding identification sign shall be permitted on any single road. All businesses without ground floor frontages shall be permitted one (1) combined exterior wall sign, in addition to the number of signs allocated to the developed lot or parcel. The total area of all exterior signs shall not exceed the total sign area permitted in Section 19.08A1.
- B. Signs permitted for a shopping center or other integrated group of stores, commercial buildings, office buildings or industrial buildings, not subject to Section 19.08A:
- 1) **Free-Standing Signs.** Each shopping center, commercial district or a lot which has at least two (2) separate businesses located upon it and which has at least 200 feet of road frontage on each of the roads upon which it fronts shall be permitted one (1) freestanding identification sign for each collector or arterial road that it faces. Each sign shall state only the name of the shopping center and the major tenants located therein. The sign area shall be determined as one (1) square foot for each one (1) linear foot of building which faces one (1) public road. The maximum area for each freestanding sign shall be two hundred (200) square feet. Tenants of a shopping center shall not be permitted individual freestanding identification signs. Such signs shall not exceed twenty-five (25) feet in height.
- 2) **Wall Signs.** Each business in a shopping or commercial district with ground floor frontage shall be permitted one exterior wall sign. The area for such an exterior wall sign shall be computed as one (1) square foot for each one (1) linear foot of building frontage occupied by the business. All businesses without ground floor frontage shall be permitted one (1) combined exterior wall sign not more than twenty-four (24) square feet in area.
- C. Window signs shall be permitted and shall not be included in total sign area computation if said signs do not occupy more than twenty-five (25) percent of the total window area of the floor level on which displayed or exceed a total of two hundred (200) square feet for any one building. If window signs occupy more than twenty-five (25) percent of said window area or exceed a total of two hundred (200) square feet for any one building, they shall be treated as exterior signs and shall conform to Section 19.08A1 and 19.08B2.
- D. A time and temperature sign shall be permitted in addition to the above conditions provided that ownership identification or advertising copy does not exceed ten (10) percent of the total sign area and further provided that the total area of the sign does not exceed thirty (30) square feet.

- E. In addition to the provisions of Section 19.08A and B above, an automobile service station may have one (1) additional sign for each public road or highway frontage for a vehicle entrance, for the purpose of advertising gasoline prices and other services provided on the premises. Said sign shall be mounted on a freestanding structure or on the structure of another permitted sign, provided that clear views of road traffic by motorists or pedestrians are not obstructed in any way. Said sign shall not exceed eight (8) square feet in area and shall not advertise the brand name of gasoline or other materials sold on the premises.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. Ord. No. 97 eff. Feb. 23, 2000, further amend. Ord. 119, eff. Dec. 27, 2000)

Section 19.09 OUTDOOR ADVERTISING SIGNS (OFF-SITE SIGNS).

- A. Outdoor advertising signs are permitted only on undeveloped and vacant unimproved lots in OS, NSC, RSC, HSC, HC, and I Districts, and shall be considered the principal use of such lots. Signs shall not be placed on a lot with any other existing use(s) thereon, and no other use(s) shall be placed on a lot where such sign is located.
- B. Where two (2) or more outdoor advertising signs are located along the frontage of a road or highway, they shall not be less than 1,000 feet apart. A double face (back to back) or a V-type structure shall be considered a single sign provided the interior angle of such signs does not exceed twenty (20) degrees.
- C. The total surface area, facing in the same direction, of any outdoor advertising sign, shall not exceed three hundred (300) square feet. Signs may be single or double-faced and shall contain no more than two (2) faces, or panels.
- D. Outdoor advertising signs shall not exceed twenty (20) feet in height from ground level. The permitted height may be increased to forty (40) feet by the Zoning Administrator if it can be shown that excessive grades, building interference, bridge obstruction, and similar conditions obstruct view of the sign from the highway or road upon which it fronts.
- E. Outdoor advertising signs shall not be erected on the roof of any building, nor have one sign above or beside another.
- F. Not more than three (3) outdoor advertising signs may be located per linear mile of street or highway regardless of the fact that such outdoor advertising signs may be located on different sides of the street or highway. The linear mile measurement shall not be limited to the boundaries of the Township of Howell where the particular street or highway extends beyond such boundaries. Additionally, outdoor advertising sign structures having tandem outdoor advertising sign faces (i.e., two (2) parallel outdoor advertising sign faces facing the same direction) shall be considered as one (1) outdoor advertising sign. Otherwise, outdoor advertising sign structures having more than one (1) outdoor advertising sign face shall be considered as two (2) outdoor advertising signs and shall be prohibited in accordance with the minimum spacing requirements set forth in Subsection B above.

- G. No outdoor advertising signs shall be located within 200 feet of a residential zone, existing residence, church or school. If the outdoor advertising sign is illuminated, this required distance shall instead be 300 feet and there shall also be compliance with the requirements set forth in Section 19.03A2 and 3 of this zoning Ordinance.
- H. No outdoor advertising signs shall be located closer than 100 feet from a property line adjoining a public right-of-way, and the location of any outdoor advertising sign shall comply with all relevant yard setbacks in the zoning district in which the outdoor advertising sign is located.
- I. The surface display area of any side of an outdoor advertising sign may not exceed 300 square feet. In the case of outdoor advertising signs structures with tandem faces, the combined surface display area of both faces may not exceed 300 square feet. If an outside advertising sign abuts a portion of a two-lane road with a posted speed limit of fifty-five (55) miles per hour or less, the surface display area limits set forth above shall be seventy-two (72) square feet instead of 300 square feet.
- J. An outdoor advertising sign shall be constructed in such a fashion that it shall withstand all wind and vibration forces that can normally be expected to occur in the area in which it is located. An outdoor advertising sign must be maintained so as to assure proper alignment of structure, continued structural soundness and continued readability of the message.
- K. An outdoor advertising sign established within a business, commercial or industrial area as defined in the Highway Advertising Act of 1972 (PA 106 of 1972 as amended) bordering interstate highways, freeways or primary highways as defined in said act shall, in addition to complying with the above conditions, also comply with all applicable provisions of said Act and the regulations promulgated hereunder, as such may be amended from time to time.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 30 eff. Aug. 8, 1991; further amend. by Ord. No. 97 eff. Feb. 23, 2000)

Section 19.10 TEMPORARY SIGNS.

Unilluminated on-site temporary exterior signs may be erected in accordance with the regulations of this Article.

- A. In AR and SFR districts one (1) sign for each public road frontage advertising a recorded subdivision or development shall be permitted. Each sign not to exceed eighteen (18) square feet in area. Each sign shall be removed within one (1) year after the sale of ninety (90) percent of all lots or units within said subdivision or development.
- B. In MFR districts one (1) sign on each public road frontage of a new multiple family development advertising the new dwelling units for rent or sale, not to exceed eighteen (18) square feet in area shall be permitted. Each sign shall be removed within sixty (60) days of the initial rental or sale of seventy (70) percent of the dwelling units within the development.

- C. One (1) identification sign shall be permitted for all building contractors, one (1) for all professional design firms and one (1) for all lending institutions on sites under construction, each sign not to exceed six (6) square feet in area, with not more than a total of three (3) such signs permitted on one site. If all building contractors, professional design firms and lending institutions combine together in one (1) identification sign, such sign shall not exceed twenty-four (24) square feet in area with not more than one (1) sign permitted on one site. Signs shall have a maximum height of ten (10) feet and shall be confined to the site of the construction, construction shed or construction trailer and shall be removed within fourteen (14) days after the issuance of a certificate of occupancy.
- D. Temporary real estate direction signs, not exceeding three (3) square feet in area and four (4) in number, showing a directional arrow and placed back of the road right-of-way line, shall be permitted on approach routes to an open house, only for day of open house. Signs shall not exceed three (3) feet in height.
- E. Temporary signs announcing any annual or semi-annual public, charitable, educational or religious event or function, located entirely within the premises on which the event or function is to occur shall be permitted. Maximum sign area shall not exceed twenty-four (24) square feet. Signs shall be allowed no more than twenty-one (21) days prior to the event or function. If building mounted, signs shall be flat wall signs and shall not project above the roof line. If ground mounted, signs shall not exceed six (6) feet in height. Signs shall be set back in accordance with Section 19.03D of this Ordinance.
- F. In AR, SFR and MFR districts one (1) temporary real estate "For Sale", "For Rent", or "For Lease" sign, located on the property and not exceeding six (6) square feet in area shall be permitted. In all other zoning districts one (1) sign of this type shall be permitted provided it does not exceed thirty-two (32) square feet in area and is set back in accordance with Section 19.03D of this Ordinance. If the lot or parcel has multiple street frontage one (1) additional sign not exceeding six (6) square feet in area in AR, SFR and MFR districts or thirty-two (32) square feet in area in all other districts shall be permitted. Under no circumstances shall more than two (2) such signs be permitted on a lot or parcel. Such signs shall be removed within seven (7) days following the sale, rent or lease. In no case shall a sign list the sale, rent, or lease of a building which is not located on the property on which the sign is located.
- G. Banners, pennants, search lights, balloons, or other gas filled figures are permitted at the opening of a new business in a commercial or industrial district for a period not to exceed fourteen (14) consecutive days. Such signs shall not obstruct pedestrian or vehicular view.
- H. On-site and off-site seasonal signs advertising the sale of seasonal crops or special events shall be permitted on any lot or parcel provided that each sign does not exceed sixteen (16) square feet in sign area, shall not be displayed for more than ninety (90) days in any one (1) year and shall have the permission of the property owner if it is an off-site sign.
- I. See Section 14.27 for additional provisions for temporary signs.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. Ord. No. 97 eff. Feb. 23, 2000)

Section 19.11 EXEMPTED SIGNS.

The following types of signs are exempted from all provisions of this Ordinance, except for construction and safety regulations and the following standards:

- A. Signs of a noncommercial nature and in the public interest, erected by, or on the order of a public officer, in the performance of a public duty, such as directional signs, regulatory signs, warning signs, and informational signs.
- B. Political campaign signs announcing candidates seeking public political office and other data pertinent thereto except as prohibited in Section 19.05A, providing that these signs shall be removed within seven (7) days after the date of the election for which they were posted.
- C. Names of buildings, date of erection, monument citations, commemorative tablets, and the like, when carved into stone, concrete, or similar material or made of other permanent type construction and made an integral part of the structure.
- D. Signs painted on farm buildings located on farms upon which the principal use is for agricultural purposes as defined in Section 2.02(3), Agriculture.
- E. One (1) sign not to exceed six (6) square feet in area shall be permitted on a residential lot or parcel which is ten (10) acres or more in area.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. No. 97 eff. Feb.23, 2000)

Section 19.12 NONCONFORMING SIGNS.

Nonconforming signs shall not:

- A. Be reestablished after the activity, business or usage to which it relates has been discontinued for ninety (90) days or longer.
- B. Be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type or design of the sign.
- C. Be reestablished after damage or destruction, if the estimated expense of reconstruction exceeds fifty (50) percent of the replacement cost as determined by the Zoning Administrator.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 19.13 PERMITS AND FEES.

- A. Application for a permit to erect or replace a sign, or to change copy thereon, shall be made by the owner of the property, or his authorized agent, to the Zoning Administrator by submitting the required forms, fees, exhibits and information. Fees for sign permits for all signs erected pursuant to Sections 19.04, 19.06, 19.07, 19.08, 19.09, and 19.10 shall be established by resolution of the Township Board and shall bear a reasonable relationship to the cost and expense of administering this permit requirement. The Township Board shall further have the right to amend the aforementioned resolution from time to time within the foregoing limits or reasonableness.

No person, firm or corporation shall erect or commence construction upon an outdoor advertising sign within Howell Township without first applying for and obtaining a permit from the Howell Township Zoning Administrator as required herein, which permit shall be granted upon a showing of compliance with the provisions of this Ordinance and payment of a fee therefor, which fee shall be payable annually upon renewal of the permit in accordance with the terms and conditions hereof. Permits shall be issued for a period of one (1) year, but shall be renewable annually upon inspection of the outdoor advertising sign by the Zoning Administrator confirming continued compliance with this Ordinance and payment of the outdoor advertising sign permit fee.

- B. An application for a sign permit shall contain the following:
- 1) The applicant's name and address in full, and a complete description of his relationship to the property owner.
 - 2) If the applicant is other than the property owner, the signature of the property owner concurring in submittal of said application is required.
 - 3) The address of the property.
 - 4) An accurate scale drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign.
 - 5) A complete description and scale drawings of the sign, including all dimensions and the area in square feet.
- C. All proposed sign locations or relocations shall be inspected on the site by the Township Zoning Administrator for conformance to this Ordinance prior to placement on the site. Foundations shall be inspected by the Zoning Administrator on the site prior to pouring of the concrete for the sign support structure.

- D. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six (6) months after the date of the permit. Said sign permit may be extended for a period of thirty (30) days upon request by the applicant and approval of the Zoning Administrator.
- E. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure, unless a structural or size change is made, shall not require a sign permit.
- F. Signs for which a permit is required shall be inspected periodically during construction by the Zoning Administrator for compliance with this Ordinance and other laws of Howell Township.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 30 eff. Aug. 8, 1991)

Section 19.14 REMOVAL OF SIGNS.

- A. The Zoning Administrator shall order the removal of any sign erected or maintained in violation of this Ordinance except for legal nonconforming signs. Thirty (30) days notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which said sign is located, to remove the sign or to bring it into compliance with the Ordinance. Upon failure to remove the sign or to comply with this notice, the Township may remove the sign. The Township may also remove any sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the Township shall be assessed to the owner of the property on which said sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and such charge will be a lien on the property.
- B. A sign shall be removed by the owner or lessee of the premises upon which the sign is located within thirty (30) days after the business which it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Township may remove it in accordance with the provisions stated in Section 19.14A preceding. These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs to advertise the type of business being conducted on the premises and provided the signs comply with the other provisions of this Ordinance.

(Ord. No. 1 eff. Jan. 8, 1983)