

## NOTICE OF ADOPTION

The City of Wyandotte Ordinance has been amended as follows:

AN ORDINANCE ENTITLED  
AN ORDINANCE TO AMEND THE CITY OF WYANDOTTE  
ZONING ORDINANCE TO AMEND  
ARTICLE XXIV – GENERAL PROVISIONS,  
SECTION 2408 - SIGNS

CITY OF WYANDOTTE, WAYNE COUNTY, MICHIGAN ORDAINS:

Section 1. Purpose and Intent

It is determined necessary for the health, safety and welfare of the City to adopt this article regulating signs within the City of Wyandotte.

Section 2. Amendment to Section 2408 Signs by removing the entire section and replacing with the following:

Article XXIV – General Provisions, Section 2408 Signs

**2408- SIGNS**

Any public displayed sign, symbol or notice on a premise to advertise the business or activity there transacted, or name of person or firm conducting said business or activity on premise, or directing to some other locale, shall be regulated as follows:

- A. All plans for the erection of signs shall be submitted to the City of Wyandotte Engineering and Building Department for review and approval and shall be further subject to all codes and ordinances of the City of Wyandotte.
- B. Prior to the erection of a sign in a public right-of-way or overhanging a public right-of-way, the sponsor of such sign shall receive the approval of the proper governmental agency (city, county or state) having jurisdiction over such right-of-way. The City may require a bond to be provided for any sign in or overhanging a public right-of-way.
- C. After the effective date of this ordinance, all new signs within the City of Wyandotte shall conform to the Wyandotte Building Code and Zoning ordinance.
- D. Existing signs in need of repair may be repaired provided the cost of repairs does not exceed fifty (50) percent of the replacement cost for the entire sign (in the judgment of the Building Official). If it does, then the sign must be replaced and must conform to code.

**2408-E DEFINITIONS OF SIGNS**

- E. Definitions:
  - 1. Sign: Any device (including but not limited to letters, words, numerals, figures, emblems, pictures, or any part of combination) used for visual communication to attract the attention of the public and visible from the public right-of-way or other properties. The term sign shall not include any flag, badge, or insignia of any governmental unit, nor shall include any item of merchandise normally displayed within a window of a business.
  - 2. Off-premise sign: A sign that advertises activities, goods, products, etc., that are available elsewhere than within the building or on the lot where the sign is located (a billboard, for example Fig. 11)
  - 3. Awning sign: A sign on or attached to a temporary retractable shelter that is supported entirely on the exterior wall of a building. (Fig. 17)
  - 4. Bench sign: A sign painted, placed or attached to a bench.(Fig. 18)

5. Canopy sign: A sign on or attached to a permanent overhanging shelter that projects from the face of the building and is supported only partially by the building. (Fig. 19)
6. Changeable message sign: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or surface of the sign. When any particular type of sign is also an electronic message sign, the requirements and restrictions for electronic message signs take precedence. In addition, the size of the electronic sign shall be based upon the type of sign being utilized (example: wall, ground and pole).

#### **2408-E DEFINITIONS OF SIGNS**

7. Construction Signs: A sign which is not of a permanent nature and is utilized during the construction of a new building or major remodeling.
8. Decorative display: A decorative, temporary display designed for the aesthetics or cultural enrichment of the public and having no direct or indirect sales or advertising content. (Fig. 1)
9. "A" Frame Temporary sign: A sign other than a ground sign or portable sign which is not attached to a building and is capable of being moved on the same zoning lot and is only allowed to be displayed during hours of operation and is capable of being moved by one person (Fig. 2).
10. Ground sign: A permanent display sign mounted directly and permanently in and upon the ground surface and having a height not in excess of six (6) feet. (Fig. 16)
11. Marquee sign: A sign on or attached to a permanent overhanging shelter that projects from the face of the building and is supported entirely by the building. (Fig. 5)
12. Pole or Pylon sign: A display sign supported by one (1) or more columns, uprights or braces set a minimum forty two (42) inches below ground surface and having a height in excess of eight (8) feet. (Fig. 3)
13. Portable sign: A sign and sign structure which is designed to facilitate the movement of the sign from one zoning lot to another. The sign may or may not have wheels, changeable lettering and/or hitches for towing. (Fig. 4)
14. Projecting sign: Projecting sign means a sign which is affixed to any building or structure, other than a marquee, and any part of which extends beyond the building wall or structure more than fifteen (15) inches. (Fig. 8)
15. Roof sign: A display sign which is erected, constructed and maintained on or above the roof of the building and supported on the building roof. (Fig. 6)
16. Sign Frontage: The length in feet of the ground floor level of a building front or side facing a street that is occupied by a business or businesses.
17. Temporary sign: A display sign, banner or other advertising device constructed of paper, cloth, canvas, fabric, plastic or other light temporary material, inflated devices with or without a structural frame.. (Fig. 10)
18. Transitory Sign: A sign which is not of a permanent nature and exists for a short time.[Fig 7]
19. Vehicle sign: A sign attached to a vehicle or placed within or upon such vehicle . (Fig. 15)

20. Wall sign: A display sign which is painted on or attached directly to the building wall. (Fig. 9).
21. Window sign: A sign on the inside of the glass of a window. (Fig. 14)

#### **2408-E DEFINITIONS SIGNS**

22. Sign Area Measurements: The total sign area shall be the area within a single, continuous perimeter of the sign surface composed of any rectilinear line or geometric figure which encloses the extreme limits of the sign. If the sign is composed of individual letters or symbols using the wall, awning or mansard roof as the background, the total sign area shall be calculated by measuring the area within the perimeter of each symbol or letter and the combined area of the individual figures shall be considered the total sign area. (See attached Fig. 20 “Common Geometric Shapes and Formulas to Determine Sign Area”.) Buildings with more than one occupant may prorate the sign area for the total building to each building occupant but not to exceed the total allowable sign area for the building.

Common Geometric Shapes & Formulas  
To Determine Sign Area

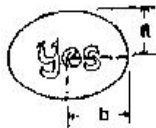


CIRCLE

$$A = \pi r^2$$

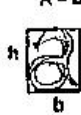
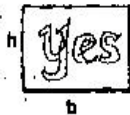
ELLIPSE

$$A = \pi ab$$



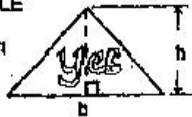
SQUARE & RECTANGLE

$$A = bh$$



TRIANGLE

$$1/2 bh$$



A = area

r = radius

h = height

$\pi = 3.1416$

b = base

Fig. 20

F. Permitted Signs by Zoning District

1. CBD Central Business Districts Sign Types Allowed and Standards:
  - (a) Wall signs which project no more than fifteen (15) inches from the building face, nor extend higher than whichever of the following is lowest:
    - (1) Twenty-five (25) feet above grade.
    - (2) The sills of windows located above the first story.
    - (3) The lowest point of a gable, hip or shed roof.

- (b) Projecting signs must project at right angles to the building, shall have no more than two (2) faces, and project no more than five (5) feet from the face of the building. Only one projecting sign will be allowed at each entrance to a business establishment and that business must occupy a minimum of eighteen (18) feet of frontage.

The bottom of the sign must be at least ten (10) feet above ground level and its top may not extend higher than whichever of the following is lowest:

- (1) Twenty-five (25) feet above grade.
- (2) The sills of the first level of windows above first story.
- (3) The lowest part of the roof.

No projecting signs shall be attached to roofs, chimneys, smokestacks, elevator towers, penthouses, etc.

The area of each sign may not exceed twenty-four (24) square feet for each sign face.

No exposed guy wires or turnbuckles are allowed on a projecting sign.

- (c) Window signs: A permanent sign on the inside of the glass of a window shall not exceed 30% of the window area on the section of the building front occupied by the business the sign advertises. Any permanent sign in ground floor windows must be included in calculating the total area of signage for that building.
  - (d) Painted on signs shall not be allowed on the sides of buildings. Painted on signs must be applied to the front of the buildings and will be included in the total area of signage for that building. Sides of buildings abutting streets or parking lots shall be treated the same as building fronts.

**2408- F CBD SIGNS**

- (e) Awning, Canopy and Marquee. Letters may be painted or otherwise affixed to any permissible awning, canopy, or marquee subject to the following regulations:

- (1) Lettering or letters shall not project above, below or beyond the vertical drip of the awning or canopy.
  - (2) Lettering on a marquee shall not extend beyond the geometric figure which encloses the sign message.
  - (3) No awning, canopy or marquee sign shall extend below a minimum height of seven feet six inches (7' - 6").
  - (4) The area of such sign shall be limited as part of the total sign area for all signs permitted.
  - (5) Backlighting of an awning or marquee shall be prohibited.
- (f) Temporary window signs are allowed only on the inside of the window for no more than fifteen (15) days. They shall occupy no more than thirty (30) percent of the area of the window in which they appear.
- (g) "A" frame temporary sign provided they do not exceed six (6) square feet of sign area per sign face and shall be located so as to not obstruct pedestrian traffic. One (1) sign shall be allowed per business. A Hold Harmless Agreement must be obtained through the Engineering and Building Department by the property owner, tenant and any occupant. Such sign shall be securely anchored to prevent movement by wind forces.
- (h) Attention getting devices including searchlights, balloons, banners (provided payment of the required fee for the banner is made, and the banner may not be placed on outdoor café enclosures) and similar devices or ornamentation designed for purposes of attracting attention, promotions or advertising, are allowable. A banner or multiple banners, shall be allowed on each street, parking lot or alley side of the building, and shall not exceed twenty-four (24) square feet in area per banner or twenty-four (24) square feet total for all banners on each side of building, except only one (1) banner shall be allowed on the front of the building and shall not exceed twenty-four (24) square feet in area. All banners and signs cannot exceed ten (10) per cent of the wall area. A maximum two (2) banners on any wall, except the front wall, and no more than five (5) banners shall be allowed at one (1) time. Attention-getting devices except banners as described above shall be allowed for up to three (3) separate thirty-day periods in a calendar year. Feather banners are not permitted.

## **2408- F CBD SIGNS**

- (i) Changeable Message Signs
- (1) Changeable message signs are permitted on buildings that are located on the following Streets:
    - East side of First Street between Elm Street and alley north of Oak Street
    - East side of Second Street between Sycamore Street and alley north of Oak Street
    - Third Street between Eureka Avenue and alley north of Elm Street
  - (2) Changeable message signs shall only be permitted as a wall sign that is facing First Street, Second Street or Third Street in the locations set forth above.

(3) An electronic changeable message sign shall be limited to the electronic display of a non-flashing or nonmoving message that shall remain unchanged for at least five (5) continuous seconds before it is replaced by another message. Electronic changeable messages shall be part of the total square footage of display area permitted for the sign even if the message is contained in a separate cabinet, except the face of the message shall not consume more than sixty (60) percent of the total permitted display area of the sign.

(j) Standards For All CBD Signs:

- (1) For all new construction or remodeling of buildings, the name of the owner and date of construction or the historic name and date of construction shall be indicated on the building above the highest building window or on the cornerstone of the building.
- (2) Lighting: Signs shall be lighted only with a continuous light. Flashing lights are prohibited.
- (3) Motion: All signs must be stationary.
- (4) Supports: No supports for a sign may extend above the cornice line of the building to which it is attached.
- (5) Maximum allowable sign area square footage

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**2408- F CBD SIGNS**

<u>Multiply building frontage</u>	<u>By</u>	<u>Centerline of Street:</u>
Building frontage.....	x 2.....	0-99 feet
Building frontage.....	x 4.....	100-399 feet
Building frontage.....	x 5.....	400 or more feet

\*If a use has less than twenty-five (25) feet of building frontage and the building front is 99 feet or less from the centerline of the street it faces, it is allowed a maximum of fifty (50) square feet of permanent sign area.

The distance of a sign on or under a canopy, marquee or awning from the centerline of the abutting street should be computed as if the sign were on the building face to which the canopy is attached.

- (6) Abandoned sign: Sign support structures abandoned and no longer supporting a sign shall be removed by the building owner within thirty (30) days after receiving notice to do so from the City. Should the owner fail to comply, the City shall proceed with Article XXXII of this ordinance.
- (7) Sign abatement: Notwithstanding other provisions of this ordinance, the City shall require the abatement of the following signs or sign devices within five (5) days from the date of notification.

i Temporary, Transitory and Portable signs

#### **2408 F – O-S, B-1, B-2 SIGNS**

- 2. O-S, B-1, B-2 Districts Sign Types Allowed: Wall, awning, canopy, freestanding, ground, marquee, projecting, pole, window, vehicle and temporary (except on outdoor café enclosures) as defined in this ordinance and subject to the following conditions

- (a) Ground Sign

- (1) One (1) ground sign shall be permitted having a sign area of not more than forty (40) square feet for each sign face. On corner lots, two (2) such signs are permissible where business fronts both streets. Such sign shall not exceed six (6) feet in height.
- (2) Not more than one (1) ground sign may be erected accessory to any one (1) development regardless of the number of buildings, separate parties, tenants or uses contained therein. On corner lots, two (2) such signs are permissible where business fronts both streets.

#### **2408 F – O-S, B-1, B-2 SIGNS**

- (3) No ground sign shall be located nearer than five (5) feet to any existing or proposed right-of-way line.
- (4) Ground signs may be illuminated with a continuous light only.

- (b) Pole

- (1) To be allowed only when a ground sign cannot be erected due to building location or other site constraints and upon approval of the Planning Commission.
- (2) One (1) pole sign may be erected accessory to any one development regardless of the number of buildings, separate parties, tenants or uses contained therein.



- (3) It shall be unlawful to erect any pole sign to a height greater than thirty (30) feet above the level of the street upon which the sign faces. The distance from the ground to the bottom shall be not less than eight (8) feet and shall be so erected as to not obstruct traffic vision. The area of such sign shall not exceed one hundred twenty (120) square feet for each sign face.
- (4) Signs may be illuminated with a continuous light only.
- (5) All letters, figures, characters, items or representations in cutout or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign shall be safely and securely built or attached to the sign structure.
- (6) Loose or missing letters, figures, characters or items shall constitute a maintenance violation.
- (7) All pole signs shall be securely built, constructed and erected upon posts and standards at least forty-two (42) inches below the material surface of the ground and shall be embedded in concrete. Wood or wood products shall be of wolmanized or equal treatment.

(c) Projecting

- (1) One (1) projecting sign may be erected at each entrance to a business or office establishment.
- (2) Projecting signs must project at right angles to the building and have no more than two (2) faces, and project no more than five (5) feet from the face of the building.
- (3) The bottom of the sign projecting must be at least ten (10) feet above ground level and its top may not extend higher than whichever of the following is lowest:
  - i. Twenty-five (25) feet above grade.
  - ii. The sills of the first level of windows above first story.
  - iii. The lowest part of the roof.
- (4) No projecting signs shall be attached to roofs, chimneys, smokestacks, elevator towers, penthouses, etc.

**2408 F – O-S, B-1, B-2 SIGNS**

- (5) The area of each projecting sign may not exceed twenty-four (24) square feet for each sign face.
- (6) No exposed guy wires or turnbuckles are allowed on a projecting sign.

(d) Wall

- (1) Wall signs may be provided on all street sides, parking lots sides or alley sides of a building. The total sign area of wall signs on any one wall shall not exceed ten percent (10%) of the wall surface of such wall. Where a single principal building is devoted to two (2) or more business, offices or commercial uses, the operator of each such use may install a front wall sign. The maximum area of each such sign shall be determined by determining the proportionate share of the allowed signage for the principal building occupied by each such use and applying such proportion of the total sign area permitted for each tenant or the percent agreed to by the occupants, the total not to exceed the above area limitations for the district in which such building is located. It is the

applicant's responsibility to provide the required information when applying for a sign permit. In those instances where a change of tenancy occurs which presents a hardship in providing signage based on this requirement, the Zoning Board of Appeals may vary these provisions.

- (2) Signs may be illuminated with a continuous light only. Illuminated signs shall not be permitted on the alley side of a building.
- (3) Materials Required: All wall signs of a greater area than fifty (50) square feet shall have a surface or facing of noncombustible material.
- (4) Limitation on Placement. No wall sign shall cover wholly or partially any wall opening, nor project beyond the ends or top of the wall to which it is attached.
- (5) Projection and Height. No wall sign shall have a greater thickness than twelve (12) inches measured from the wall to which it is attached to the outermost surface. Wall signs may project over the public right-of-way not to exceed twelve (12) inches provided a clearance of not less than seven feet six inches (7'- 6") is maintained below such sign if such sign projects more than four (4) inches. Such sign shall not project above the roofline.
- (6) Supports and attachments: All wall signs shall be safely and securely attached to structural members of the building by means of metal anchors, bolts or expansion screws. In no case shall any wall sign be secured with wire, strips of wood or nails. The method of attachment shall be stated on the permit application.

#### **2408 F – O-S, B-1, B-2 SIGNS**

- (e) Awning, Canopy and Marquee. Letters may be painted or otherwise affixed to any permissible awning, canopy, or marquee subject to the following regulations:
  - (1) Lettering or letters shall not project above, below or beyond the physical dimensions of the awning or canopy.
  - (2) Lettering on a marquee shall not extend beyond the geometric figure which encloses the sign message.
  - (3) No awning, canopy or marquee sign shall extend below a minimum height of seven feet six inches (7'- 6").
  - (4) The area of such sign shall be limited as part of the total sign area for all signs as provided in (d)(1) above.
- (f) Window. Window signs shall not exceed 30% of the glass area of the window area on the section of building front occupied by the business at that location.

(g) Temporary, Transitory or Construction Signs

- (1) There shall be no more than one (1) such sign, except that on a corner lot two (2) signs with one (1) facing each street, shall be permitted. No such sign shall exceed six (6) square feet in area for each sign face of such sign. All such signs shall be removed upon occupancy.
- (2) Construction Signs for buildings under construction may be erected for the period of construction and shall not exceed a face area of sixty-four (64) square feet for each sign face of such sign. Such signs shall be erected on the building or lot where such construction is being carried on.
- (3) Temporary window signs are allowed only on the inside of the window lasting no more than fifteen (15) days. They shall occupy no more than thirty (30) percent of the area of the window in which they appear.
- (4) No temporary sign shall be strung on a building exterior or on a sign structure or across any public right-of-way nor shall any temporary sign project beyond the property line except as authorized by the City Council.

**2408 F – O-S, B-1, B-2 SIGNS**

- (5) Temporary signs found by the Building Official to be in torn or damaged condition must be removed by the owner within three (3) days after receipt of notice to do so from the Building Official. Temporary signs found to be unsafe shall be removed immediately upon receipt of notice by the City.
- (6) “A” frame temporary sign provided they do not exceed six (6) square feet of sign area per sign face and shall be located so as to not obstruct pedestrian traffic. One (1) sign shall be allowed per business. A Hold Harmless Agreement must be obtained through the Engineering Department by the property owner and operator of the business being advertised. Such sign shall be securely anchored to prevent movement by wind forces.

(h) Billboards

- (1) Billboards not exceeding 200 sq. ft. per sign face are permitted only in B-2 districts on Fort Street and shall be located no nearer than three thousand (3,000) ft. between such billboards with a maximum height of thirty (30) feet. Billboards shall not be animated and lighting shall be continuous.

(i) Attention Getting Devices

- (1) Attention getting devices including searchlights, balloons, banners (provided payment of the required fee for the banner is made, and the banner may not be placed on outdoor café enclosures) and similar devices or ornamentation designed for purposes of attracting attention, promotions or advertising, are allowable. A banner or multiple banners, shall be allowed on each street, parking lot or alley side of the building, and shall not exceed twenty-four (24) square feet in area per banner or twenty-four (24) square feet total for all banners on each side of building, except only one (1) banner shall be allowed on the front of the building and shall not exceed twenty four (24) square feet in area. All banners and signs cannot exceed ten (10) per cent of the wall area. A maximum two (2) banners on any wall, except the front wall, and no more than five (5) banners shall be allowed at one (1) time. Attention-getting devices except banners as described above shall be allowed for up to three (3) separate thirty-day periods in a calendar year.

Feather banners are not permitted.

(j) Changeable Message Signs

**2408 F – O-S, B-1, B-2 SIGNS**

- (1) Changeable message signs shall only be permitted as ground, wall or pole signs.
- (2) An electronic changeable message sign shall be limited to the electronic display of a non-flashing or nonmoving message that shall remain unchanged for at least five (5) continuous seconds before it is replaced by another message. Electronic changeable messages shall be part of the total square footage of display area permitted for the sign even if the message is contained in a separate cabinet, except the face of the message shall not consume more than sixty (60) percent of the total permitted display area of the sign.

**2408 F – PD SIGNS**

3. PD District Sign Types Allowed.
  - (a) Sign types and uses allowed for the uses designated for the area as portrayed in the Master Plan for Future Land Use shall be allowed provided the Planning Commission may make a determination as to sign size and type most suitable to the promotion of the objectives of the PD District. Signs located in the Design Review District (Section 2300) shall require design review.

**2408 F – I-1, I-2, I-3, IRO SIGNS**

4. I-1, I-2, I-3, IRO Districts Sign Type Allowed.
  - (a) All sign types allowed and as controlled for O-S, B-I and B-2 Districts

## **2408 F – P-1 PARKING DISTRICTS SIGNS**

5. P-1 Parking Districts Sign Types Allowed.
  - (a) Pole and wall signs are permitted in parking districts subject to the following conditions.:
    - (1) One (1) entrance and one (1) exit sign for each access way to the parking lot shall be allowed and one (1) conditions of use sign for each parking lot shall be allowed.
    - (2) Signs shall not exceed nine (9) square feet in area for each sign face of such sign nor an overall height above ground of nine (9) feet.
    - (3) Signs as required by the Building Code.

## **2408 F – RA, RU, RT, RM-1, RM-1A, RM-2, RM-3 DISTRICTS SIGNS**

6. RA-RU-RT Districts Sign Types Allowed.
  - (a) Wall, Transitory, Temporary and Construction Signs , as defined in this ordinance, provided such signs shall not be illuminated unless otherwise provided for in this ordinance and subject to the following conditions by sign type:
    - (1) Wall Signs
      - (i) Dwelling Nameplate. For each dwelling unit, one (1) nameplate not exceeding one (1) square foot in area.
    - (2) Temporary Signs or Transitory Signs
      - (i) Not exceeding ten (10) square feet in area for each sign face of such sign. Signs shall not be placed on public property between the sidewalk and street curb.
      - (ii) Construction Signs. For building or remodeling of nonresidential buildings, such as, but not limited to, churches and schools, not more than one (1) sign shall be allowed not to exceed thirty-two (32) square feet in total surface area for each sign face of such sign and shall be located on the premises being utilized for such construction. For residential buildings not more than one (1) sign shall be permitted not exceeding ten (10) square feet per sign face. Such sign shall be removed within fifteen (15) days of completion of the project.
7. RM-1, RM-1A, RM-2, RM-3 Districts Sign Types Allowed.
  - (a) Wall, real estate, ground, and temporary signs as defined in this ordinance and subject to the following conditions by sign type and subject to design review when located in the Design Review District (see Section 2300).:

(1) Wall Sign

- (i) Dwelling Nameplate. For each dwelling unit, one (1) nameplate not exceeding one (1) square foot

(2) Temporary Sign or Transitory Sign .One (1) Sign not exceeding ten (10) square feet in area for each sign face of such sign. Signs shall not be placed on public property between the sidewalk and street curb.

**2408 F – RA, RU, RT, RM-1, RM-1A, RM-2, RM-3 DISTRICTS SIGNS**

- (i) Signs for new Developments. It shall be permissible to erect one (1) sign not to exceed a total surface area of thirty-two (32) square feet for each sign face of such sign.

(3) Ground Signs

- (i) Multiple-family Residential Units. Any person owning or operating any multiple-family residential dwelling, with six (6) or more units may erect one (1) sign, such sign not to exceed thirty-two (32) square feet for each sign face of such sign and not to exceed an overall height of six (6) feet above the ground level and may be lighted during the hours of darkness.

(4) Temporary Signs

- (i) Banners and Pennants. Banners and pennants may be allowed for periods not to exceed thirty (30) days and must be securely fastened and any torn or damaged units must be repaired or removed.
- (ii) Construction Signs. For building or remodeling of residential and nonresidential buildings, such as, but not limited to, churches and schools, not more than one (1) sign shall be allowed not to exceed thirty-two (32) square feet in total surface area for each sign face of such sign and shall be located on the premises being utilized for such construction. For residential buildings not more than one (1) sign shall be permitted not exceeding ten (10) square feet per sign face. Such sign shall be removed within fifteen (15) days of completion of the project.

**2408 F – CHURCHES, SCHOOLS, NONPROFIT INSTITUTATIONS SIGNS**

- 8. Permitted Signs Accessory to Churches, Schools, Nonprofit Institutions or Historical Markers on buildings in the CBD Sign Type Allowed (All Districts).

- (a) Churches, colleges, schools, buildings housing governmental functions and utilities of the City, County or State or any subdivision or historical markers on buildings in CBD thereof, are permitted to erect a sign. Such signs, when of a permanent nature, shall meet all the requirements of this ordinance and other ordinances of the City, except as provided hereafter and may include ground, portable, transitory and temporary signs as defined in this ordinance and subject to the following conditions

## **2408 F – CHURCHES, SCHOOLS, NONPROFIT INSTITUTIONS SIGNS**

### (1) Wall Signs

- (i) Wall signs may be provided on all street sides, parking lot sides or alley sides of a building. The total sign area of wall signs on any one wall shall not exceed five percent (5%) of the wall surface of such wall.

### (2) Ground Signs

- (i) There shall be no more than one (1) sign.
- (ii) Such signs shall be set back from the lot line at least one-third (1/3) of the distance from the lot line to the nearest building, but need not be set back more than ten (10) feet from the property line.
- (iii) No sign shall exceed thirty (30) square feet in area, for each sign face of such sign, unless the sign is located more than fifty (50) feet behind the property line, then said sign may be increased by five (5) additional square feet for each additional ten (10) feet of setback, but in no event shall such sign exceed fifty (50) square feet in area for each sign face of such sign.
- (iv) Illumination of signs shall be permitted.
- (v) An electronic changeable message sign shall be limited to the electronic display of a non-flashing or nonmoving message that shall remain unchanged for at least five (5) continuous seconds before it is replaced by another message. Electronic changeable messages shall be part of the total square footage of display area permitted for the sign even if the message is contained in a separate cabinet, except the face of the message shall not consume more than sixty (60) percent of the total permitted display area of the sign.

### (3) Portable Signs

- (i) There shall be no more than one (1) portable sign not exceeding thirty-two (32) square feet in area for each sign face of such sign. Such portable sign shall be permitted as a temporary sign for

periods not to exceed seven (7) days in a thirty (30) consecutive day period on any one (1) zoning lot and not to exceed twenty-eight (28) days in any one (1) year. In no instance shall such sign obstruct parking spaces or automobile or pedestrian travel lanes or occupy a parking space unless sufficient additional parking space is available on the site.

#### **2408 F – CHURCHES, SCHOOLS, NONPROFIT INSTITUTIONS SIGNS**

Connections to an energy source for lighting shall be in accord with all codes of the City and shall not be exposed in any way that may constitute a safety hazard to the public.

- (4) Temporary Sign or Transitory Sign. One (1) sign not exceeding ten (10) square feet in area for each sign face of such sign. Signs shall not be placed on public property between the sidewalk and street curb.

#### **2408 F – PROHIBITED SIGNS**

G. Prohibited Signs. The following signs are prohibited within the City:

1. No sign or banner shall be placed upon or across any public right-of-way except by permission of the City Council.
2. It shall be unlawful for any person to display upon any sign or other advertising structure any obscene, indecent or immoral matter.
3. Signs which incorporate in any manner flashing lights.
4. String lights used in connection with business premises for commercial purposes, other than seasonal decorations.
5. Any sign unlawfully installed erected or maintained.
6. Signs on trees or utility poles, whether public or private.
7. Signs on benches. (Fig. 18).
8. Roof top signs.

#### **2408 F – PERMITS SIGNS**

H. Sign Permits Required. It shall be unlawful for any person to erect, repair, paint, alter or relocate any sign within the City as defined in this ordinance without first obtaining a permit from the Wyandotte Building Department with the exception of the following:

1. Signs for which a Permit is not Required
  - (a) Wall signs not exceeding four (4) square feet in area.



## 2408 F – PERMITS SIGNS

- (b) Bulletin boards when the same are located on the premises of said institutions; provided, however, if said signs are electrically illuminated, an electrical permit must be obtained.
  - (c) Traffic or other municipal signs, legal notices, danger and such temporary emergency signs as may be approved by the city.
  - (d) Temporary Signs and Transitory Signs 10 square feet or less.
  - (e) Flags of recognized Federal, State, County or City governments.
  - (f) Temporary window signs.
  - (g) Signs of civic and non-profit organization displayed for not more than 90 days within any 12-month period and not to exceed 32 square feet per sign face.
  - (h) Emblems, badges, and insignias.
  - (i) Holiday decorations not exceeding 32 square feet.
  - (j) Non-illuminated signs pertaining to the construction or repair of buildings or property on which they are located. Such signs shall be removed upon the issuance of a Certificate of Occupancy.
  - (k) Off premise directional signs. Such signs shall be confined to one signpost per corner and shall not exceed a sign area of four (4) square feet per sign face.
2. Application for Sign Permit. Applications for permits shall be made upon forms provided by the Building Department and shall contain or have attached thereto the following information:
- (a) Name, address and telephone number of the applicant.
  - (b) Location of building, structure or lot to which or upon which the sign or other advertising structure is to be attached or erected.
  - (c) Position and location of the sign or other advertising structure in relation to nearby buildings or structures.
  - (d) Two (2) blueprints or drawings of the plans and specifications and methods of construction and attachment to the building or in the ground.
  - (e) Name of person, firm, corporation or association erecting structure.

## **2408 F – PERMITS SIGNS**

- (f) Written consent of the owner where the sign is to be erected on vacant land.
  - (g) In all cases where wiring is to be used in connection with the sign an electrical permit shall be obtained in compliance with the City Electrical Code. The Electrical Inspector shall approve and affix his signature to said permit if it is deemed necessary by the Electrical Inspector.
  - (h) Such other information as the City shall require showing full compliance with this and all other ordinances of the City.
- 3. Sign Permit Fee. It shall be unlawful for any person to erect or alter any sign, except those signs specifically exempted herein, unless a permit shall first have been obtained from the Building Department for such erection or alteration, and a permit fee paid to the City according to the schedule as may be established from time to time by resolution of the City Council.
  - 4. Sign Permit Revocable At Any Time. All rights and privileges accrued under the provisions of this ordinance or any amendment thereto are mere licenses and may be voided upon the violation of any of the conditions contained herein. If the work authorized under a sign or electrical permit has not been completed within six (6) months after date of issuance, said permit shall become null and void and a new permit shall be necessary to continue the project. Partially completed signs, if abandoned, shall be removed immediately by the erector upon notice from the City.

## **2408 F – NONCONFORMING SIGNS**

- I. Nonconforming Signs. All existing signs that do not conform to the provisions of this ordinance shall be permitted to continue as nonconforming signs until such time as they are removed or until there is a change in occupancy, at which time they shall conform to the provisions of this ordinance. The provision of this paragraph shall not apply to maintenance and repainting.

## **2408 F – ENFORCEMENT SIGNS**

- J. Enforcement. This ordinance shall be enforced by the Building Official or an employee designated by the City Council.

## **2408 F – MAINTENANCE SIGNS**

- K. Sign Maintenance.
  - 1. Maintenance. All signs for which a permit is required, together with all their supports, braces, guys and anchors, shall be maintained in good working order, and when not galvanized or constructed of approved corrosion-resistant, noncombustible materials, shall be painted when necessary to prevent corrosion. The exteriors of all signs, supporting members, painted surfaces, advertising materials and lettering shall be kept painted and in good repair, so as to present a neat and orderly appearance. All bulbs or component parts of the

sign, including the electrical switches, boxes and wiring used in the illumination of the sign must be well maintained.

**2408 F – MAINTENANCE, UNSAFE, DAMAGED, UNLAWFUL SIGNS**

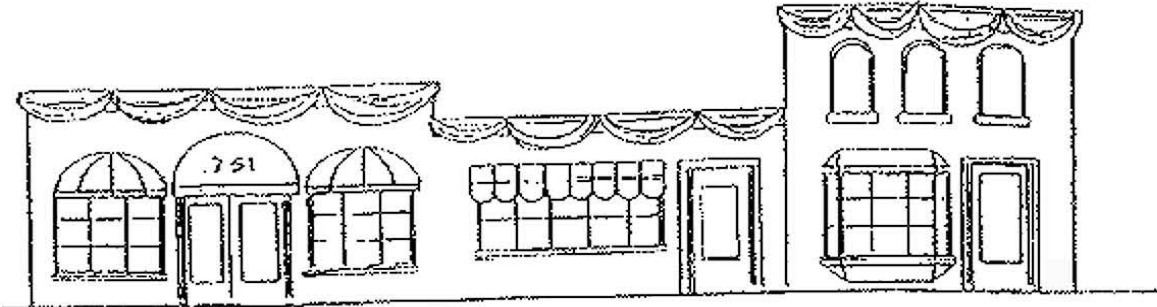
2. Housekeeping. It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean, sanitary and healthful condition.

**2408 F – UNSAFE, DAMAGED, UNLAWFUL SIGNS**

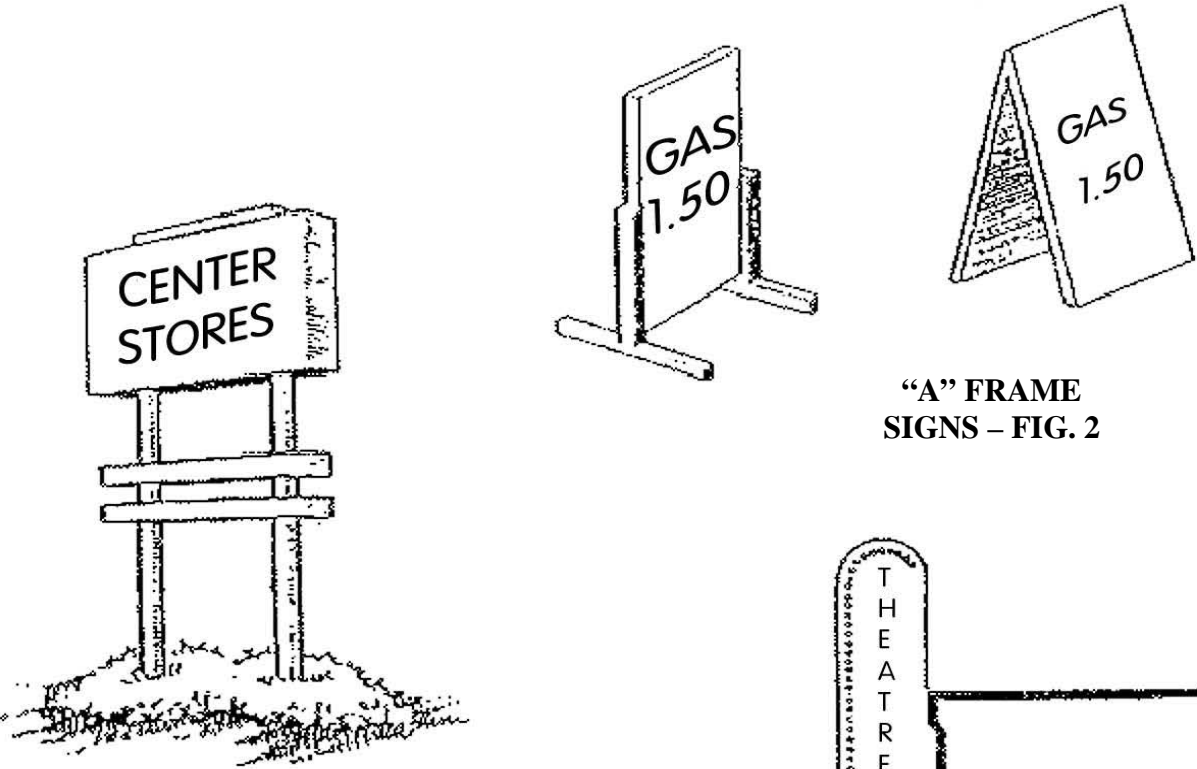
L. Unsafe Damaged and Unlawful Signs.

1. Signs shall be subject to inspections and when the condition of the sign is questionable, the owner or occupant shall obtain a Professional Engineer's report, certifying the sign condition. Failure to submit the report and make any specified correction will result in an order for the sign to be removed.
2. Sign support structures abandoned and no longer supporting a sign shall be removed by the building owner within thirty (30) days after receiving notice to do so from the City. Should the owner fail to comply, the City, at the owner's expense, may order the work done on the owner's behalf and the cost will be assessed against the property.

2408 F – EXAMPLES OF SIGNS



DECORATIVE DISPLAY – FIG. 1

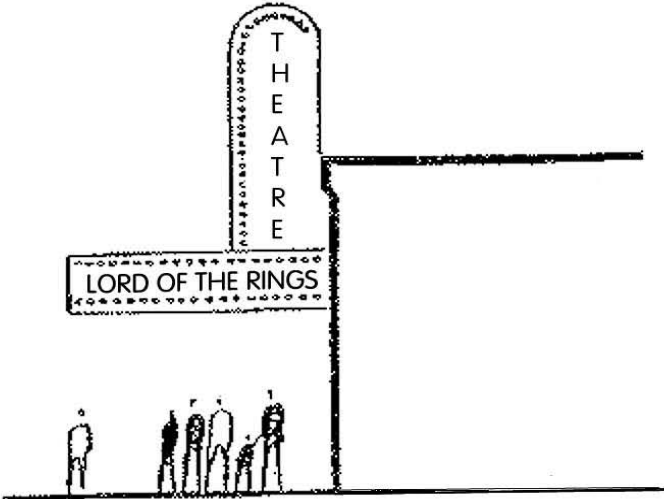


“A” FRAME SIGNS – FIG. 2

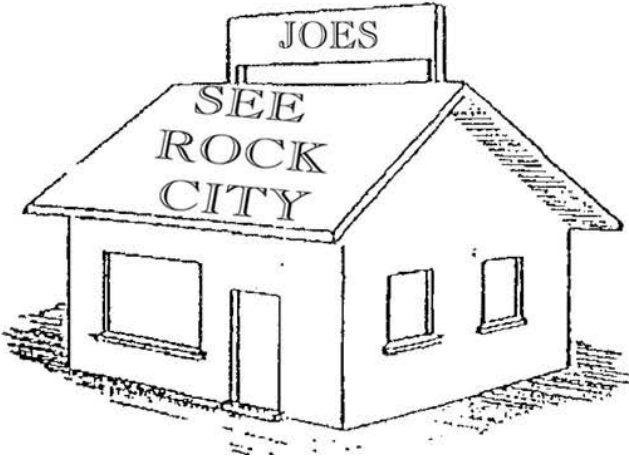
POLE SIGN – FIG. 3



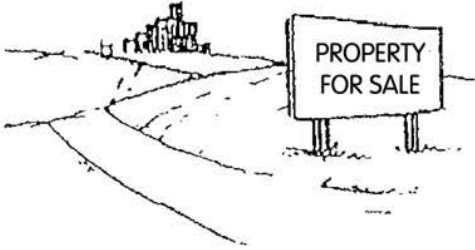
PORTABLE SIGN – FIG. 4



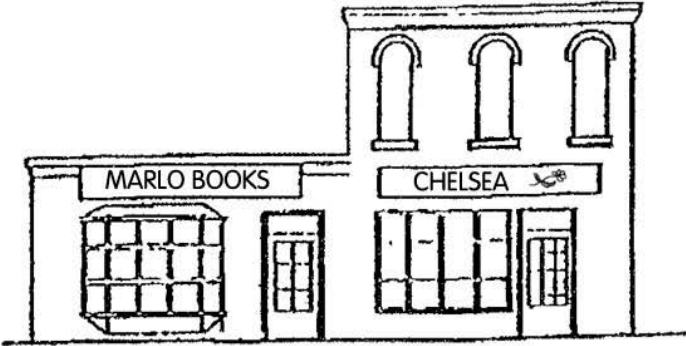
MARQUEE SIGN – FIG. 5



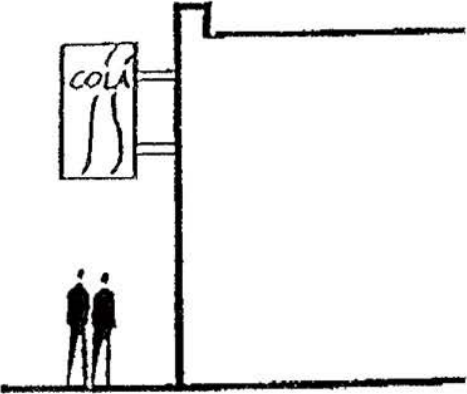
ROOF SIGNS – FIG. 6



TRANSITORY SIGN – FIG. 7



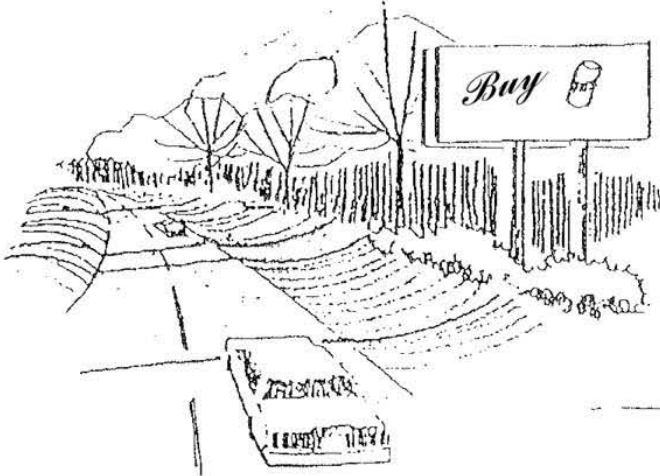
WALL SIGNS – FIG. 9



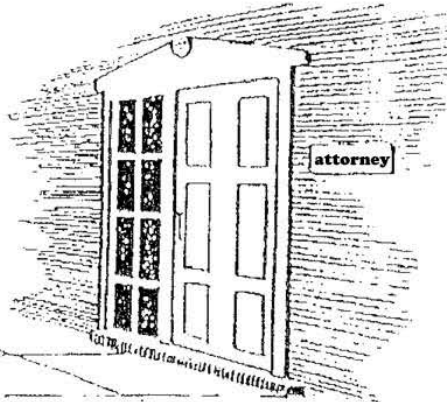
PROJECTING SIGN – FIG. 8



TEMPORARY SIGNS – FIG. 10



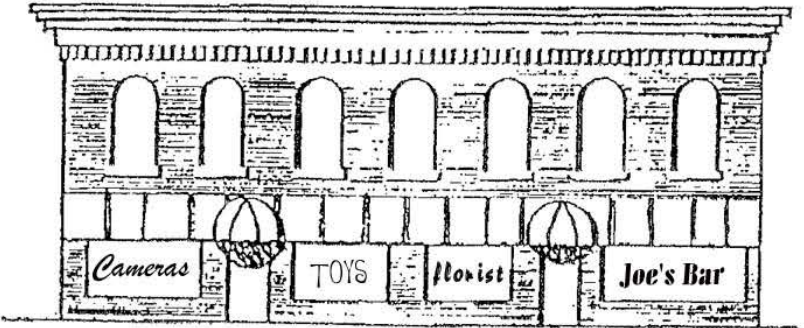
**BILLBOARD – FIG. 11**



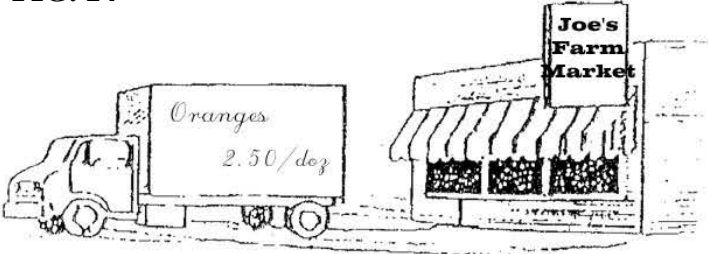
**IDENTIFICATION NAME  
PLATE – FIG. 12**



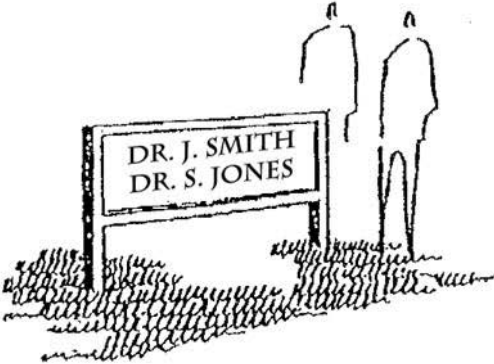
**BANNER SIGN – FIG. 13**



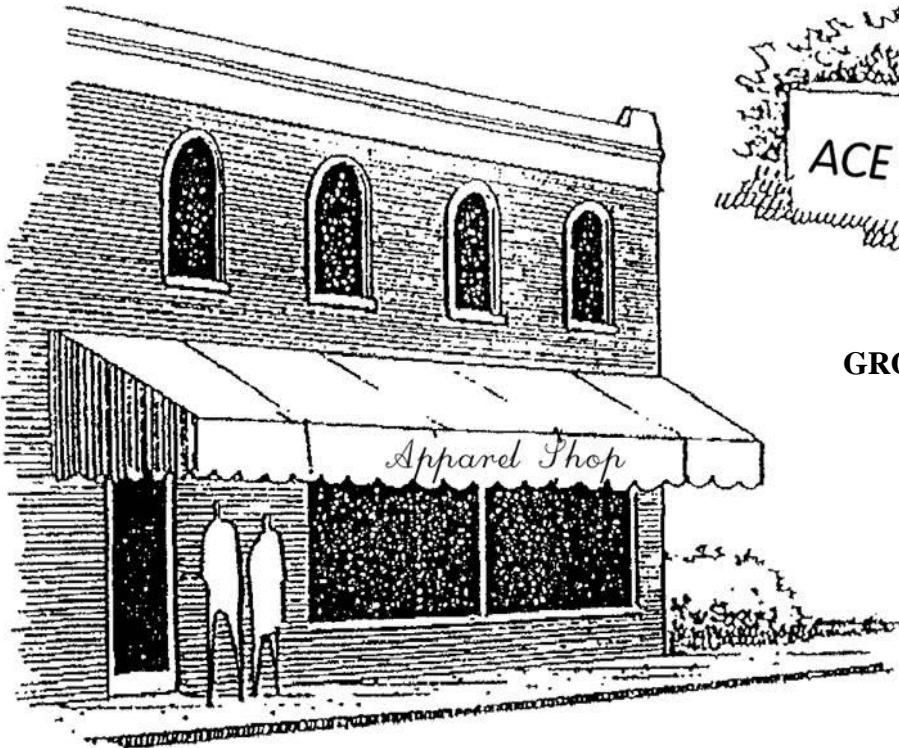
**WINDOW SIGN – FIG. 14**



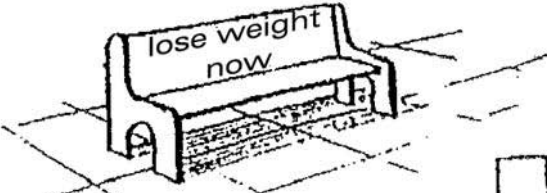
**VEHICLE BUSINESS SIGN – FIG. 15**



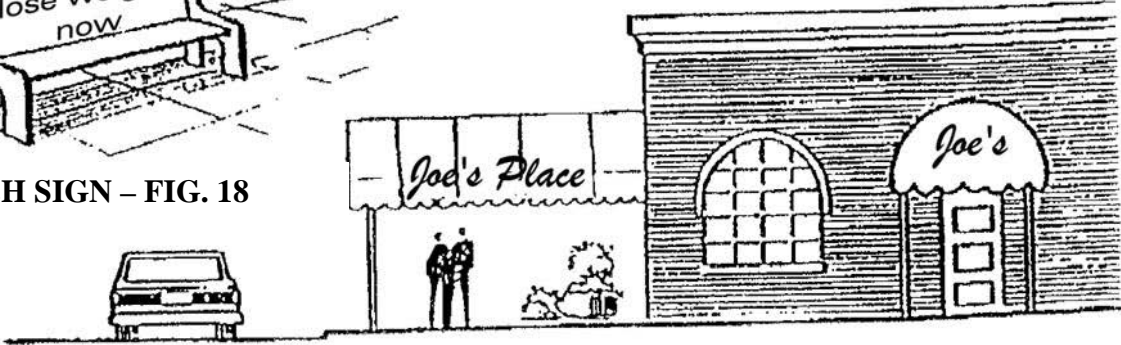
GROUND SIGNS – FIG. 16



AWNING SIGN – FIG. 17



BENCH SIGN – FIG. 18



CANOPY SIGNS – FIG. 19

Section 3. Reservation of Rights.

Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy or any character be lost, impaired or affected by this Ordinance.

Section 4. Severability.

Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be so invalid and shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

Section 5. Conflicting Ordinances.

Conflicting Ordinances. All prior existing ordinances adopted by the City of Wyandotte inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

Section 6. Effective

This Ordinance shall take effect along with the notice of adoption in a newspaper generally circulated in the City of Wyandotte within ten (10) days after adoption and shall take effect fifteen (15) days after its adoption or seven (7) days after publication, whichever is later. The notice of adoption shall include the text of the amendment or a summary thereof, the effective date of the Ordinance and the place and time where a copy of the Ordinance may be purchased and inspected.

**Motion unanimously carried.**

**CERTIFICATION**

We, the undersigned, Joseph R. Peterson and Lawrence S. Stec, respectively, the Mayor and City Clerk of the City of Wyandotte, do hereby certify that the foregoing Ordinance was duly passed by the City Council of the City of Wyandotte, at a regular session on Monday, the 5<sup>th</sup> day of December, 2016.

**Joseph R. Peterson**, Mayor  
**Lawrence S. Stec**, City Clerk

The effective date of this Ordinance is December 21<sup>st</sup>, 2016. A copy of this Ordinance may be purchased or inspected at the City of Wyandotte Clerk's Office, 3200 Biddle Avenue, Wyandotte, Michigan, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Publication Date: December 14, 2016