

CHAPTER 61. SIGNS AND OUTDOOR ADVERTISING

5:500. Purpose.

The purpose of this Chapter is to regulate signage in all zoning districts so the City may: (a) ensure the health, safety and welfare of the residents of the City by prohibiting signage that creates a transportation hazard or otherwise adversely impacts public safety; (b) reduce visual clutter that is unsightly and distracting; (c) preserve architectural character of buildings and streetscapes, so they are not overwhelmed or obscured by signage; and, (d) promote the use of creative and appropriate signage which will enhance the economic viability of the City.

5:501. Application of Chapter.

Signs may be erected or maintained in the City of Ann Arbor only as permitted by this Chapter and subject to other restrictions contained in this Code and the current version of the City of Ann Arbor Public Service's Standard Specifications.

5:502. Definitions.

The following words and phrases shall have the meanings set forth in this section when they are used in this Chapter:

- (1) "Area" (or other reference to square measure) means the entire area within a circle, triangle or parallelogram enclosing the extreme limits of writing representation, emblem or any figure of similar character together with any frame or other material or other color forming an integral part of the display or used to differentiate it from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed. Where a sign has 2 or more faces, the area of all faces shall be included in determining the area of the sign. Where a sign consists solely of lettering painted or mounted on a wall, any blank area which is more than 10 percent of the area of the sign as otherwise computed shall be disregarded.
- (2) "Billboard." An off-premises sign with an area in excess of 200 square feet.
- (3) "Building." A permanent structure for human occupation to which the sign relates.
- (4) "Business." Any legal use of a building by a person, firm or corporation, other than for a religious institution, day care center, school, home occupation, or residence. Although contained in the same building as another business and owned by the same person, an activity may be treated as a separate business if it is physically separated from, uses different personnel than, and provides different products or services than such other related business.
- (5) "Business Center." A group of 2 or more businesses which collectively has a name different than the name of any of the individual businesses and which has common private parking and entrance facilities, or which is a platted business subdivision.

- (6) "Exterior Sign." Any sign other than an interior sign.
- (7) "Frontage." The length of the portion of a building occupied by a single business facing a public street adjacent to the premises on which the business is located. Frontage also shall include the length of the portion of the building where the primary entrance to the business is located, which may or may not front a public street.
- (8) "Interior Sign." A sign within the walls of a building.
- (9) "Maximum Height." For the purposes of this Chapter only, maximum height shall refer to the vertical distance of a sign measured from the average elevation of the finished grade within 5 feet of the sign to the highest edge of the sign surface or its projecting structure.
- (10) "Message Unit." Each of the following equals one message unit: a word, an abbreviation, a number, a symbol, a geometric shape, a person's or firm's initials, a web site, an electronic mail address. Letters or numbers 4 inches or smaller in height and punctuation marks are not counted in computing a number of message units. When a business has a sign with identical sign messages facing opposite directions, only the message units on one side of each such pair shall be counted in computing the permitted number of message units.
- (11) "Minimum Height." For the purposes of this Chapter only, minimum height shall refer to the vertical distance of a sign measured from the average elevation of the finished grade within 5 feet of the sign to the lowest edge of the sign surface or its projecting structure.
- (12) "Off-Premises Sign." A sign other than an on-premises sign.
- (13) "On-Premises Sign." A sign which advertises only goods, services, facilities, events, or attractions on the premises where located.
- (14) "Political Sign." A sign whose message relates to a candidate to political office, or to a political party, or to a political issue or an ideological opinion.
- (15) "Premises." The contiguous land in the same ownership which is not divided by a public street.
- (16) "Public Right-of-Way" or "Right-of-Way." For purposes of this Chapter only, all public rights-of-way within the City which are used for streets, highways, sidewalks and alleys.
- (17) "Sign." A name, identification, description, display, light, balloon, banner, or illustration which is affixed to, or painted, or otherwise located or set upon or in a building, structure or piece of land and which directs attention to an object, product, place, activity, person, institution, organization, or business and which is visible from any public street, sidewalk, alley, park, public property, or an on-premise parking area that serves such entity. The definition includes interior and exterior signs but not signs primarily directed at persons within the premises of the sign owners. The definition does not include goods displayed in a business window. The definition does not include religious symbols or paintings which do not display lettering and do not advertise a business, product or service.
- (18) "Temporary Sign." A sign intended for a limited period of display.

Chapters 61 and 61A repealed; new Chapter 61 added, Ord. No. 55-74, 6/9/1975
Chapter 61 amended, Ord. No. 33-82, 8/2/1982
Section 5:501 amended, Ord. No. 11-86, 4/10/1986
Ord. No. 11-86, 4/10/1986

5:503. Permits Requirements.

Signs regulated by Sections 5:504. Exterior Business Signs, 5:506. Off-Premise Signs, 5:507. Religious Institutions, Private Schools, Community Centers, and Library Signs, or 5:508(3) Residential Developments, shall not be erected, altered, or relocated unless a permit(s) for it is obtained from the City in accordance with the following regulations:

- (1) Application for Sign Permit. Application for a sign permit shall be made upon forms provided for by the City 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 the sign is to be attached or erected.
 - (c) Position of the sign in relation to nearby buildings, structures and property lines. Distance from a building to a sign shall be measured from the nearest wall of the building, or, in the case of a gasoline service station, the nearest gasoline pump, to the furthest portion of the sign or its supporting structure.
 - (d) Two copies of a drawing or sketch of the sign, including dimensions and total number of message units.
 - (e) Name and address of the person, firm, corporation or association erecting the structure.
 - (f) Insurance policy or bond as required herein.
 - (g) Such other information as the City may require to ensure that the proposed sign is in full compliance with this Code and all other applicable regulations of the City of Ann Arbor and the State of Michigan.
- (2) Permit Fee. The fees for sign permits shall be established by resolution of the City Council upon the recommendations of the City Administrator.
- (3) Building Permit Requirement. Signs requiring new footing(s), framework, or attachment(s) to a building or structure shall be required to submit a building permit application, unless determined unnecessary by the Building Official. The application shall include drawings, stress sheets and calculations showing the structure as designed for dead load and wind pressure in accordance with Chapter 100 of this Code and shall bear the certificate or seal of a registered architect or engineer. The materials, design and maintenance standards of Chapter 100 shall be met whether or not the sign is visible from public property. Nothing contained in Chapter 100 shall be construed to permit any sign prohibited by this Chapter.
- (4) Electrical Permit Requirement. All signs requiring an electrical connection or electrical reconnection shall be required to submit an electrical permit application. All electric signs and outside lighting shall be installed in accordance with Chapter 100 of this Code.

- (5) Exceptions. No permit shall be required for ordinary servicing, repainting of existing sign message or cleaning of a sign. No permit is required for change of message of a sign designed for periodic message change without change of structure, including a bulletin board or billboard, but not including a sign to which a new permanent face may be attached.

5:504. Exterior Business Signs.

Each ground floor business is permitted exterior on-premise signs. Such signs are permitted only in accordance with the following regulations and any other applicable provision of this Code.

- (1) Area. Businesses shall be permitted sign area totaling 2 square feet per one linear foot of ground floor frontage. The total area of such signs may not exceed 200 square feet.
- (2) Message Units.
 - (a) Businesses shall be permitted a maximum of 10 message units.
 - (b) A business with frontage on more than one public street may be permitted 10 additional message units on each additional street side.
 - (c) If the name of the business exceeds 10 message units, said name may be displayed on each frontage provided no other message units are displayed by that business on said frontage.
- (3) Placement.
 - (a) Wall Signs. Signs attached to the building shall be subject to the following standards:
 - (i) Maximum extension of 3 feet above the building roof and 4 feet from the building wall. The extension from the roof or wall shall be measured from the location of attachment; and
 - (ii) No portion of any sign located over the public right-of-way shall be lower than 8 feet.
 - (b) Ground Signs. A maximum of one ground sign supported by a footing, foundation, or wood supports or anchors embedded into the soil shall be permitted on the premises subject to the following standards:
 - (i) Minimum setback of 5 feet from any public right-of-way;
 - (ii) Minimum setback of 5 feet from the inside edge of any public sidewalk;
 - (iii) Minimum setback of 15 feet from any lot line on the premises that does not face a public street; and
 - (iv) Maximum height of 3 feet at the 5-foot setback line and increasing 1 additional foot for each 2 feet the sign is setback from the 5-foot setback line. The maximum height of any ground sign shall not exceed the height of the building or 25 feet.
 - (c) Marquee Signs. Signs may be located on a permanent roofed structure attached to and supported by the building and that projects into the public right-of-way, subject to the following standards:

- (i) Signs, whether on the front or the side, shall not project beyond the perimeter of the marquee;
 - (ii) Signs shall not extend more than 3 feet above, nor 1 foot below the marquee.
 - (iii) No portion of any sign located over the public right-of-way shall be lower than 8 feet.
- (4) Area and Message Unit Exceptions. The following signs shall be exempt from the message unit and area limitations contained in this section, but shall be subject to the placement regulations of this section.
- (a) Gasoline Price Signs. A gasoline service station shall be permitted signs on each pump island indicating the prices and types of gasoline and the type of service. The area of such signs shall not exceed 20 square feet per pump island.
 - (b) Theater Signs. Theaters shall be permitted 200 square feet of additional signs designed for periodic message change which indicate the entertainment at the theater.
 - (c) Business Center. A business center may have a maximum of one business center sign, subject to the following standards:
 - (i) Such sign shall identify, by name only, the business center and the businesses contained therein;
 - (ii) Such sign shall have a maximum area of 2 square feet for each 1 linear foot of building frontage, but not more than 200 square feet of total area;
 - (iii) The sign shall be subject to the placement standards located in Section 5:504(3); and,
 - (iv) When a business center sign is used, additional on-premise exterior business ground signs shall not be permitted.

Ord. No. 29-98, 7/20/1998
 Ord. No. 10-01, 3/19/2001

5:505. Interior Business Signs.

- (1) Permanent. A business shall be permitted interior signs which occupy not more than 25 percent of the window area of each floor level of said business, provided that the message units on said signs when combined with those on any exterior signs do not exceed the number permitted by Section 5:504. If the permanent interior signs will exceed 25 percent of the window area of a floor level of a business, they shall be treated as exterior signs and shall be permitted only if they meet all the requirements of Section 5:504.
- (2) Temporary. A business shall be permitted temporary interior signs which, when combined with any permanent interior business signs, do not occupy more than 25 percent of the window area of said business. No such sign shall be displayed for more than 30 days in any 60-day period.

5:506. Off-Premises Signs.

Off-premises signs in excess of 200 square feet (i.e., billboards) are permitted only in accordance with the following standards and any other applicable provision of this Code:

- (1) No such sign shall have a total area of all faces in excess of 700 square feet or 350 square feet per sign face;
- (2) It shall not be closer than 300 feet to any other off-premises sign;
- (3) It shall have a maximum height of one foot for each 2 feet it is set back from any public right-of-way up to a maximum height of 25 feet and must not be closer than 50 feet to any on-premises sign and 500 feet to any playground, school, residential dwelling, church or park; and,
- (4) Such sign shall not be erected when there are 30 or more billboard faces currently in the City.

5:507. Religious Institutions, Private Schools, Community Centers, and Library Signs.

On-premises exterior signs may be erected for religious institutions, private schools, community centers, and libraries, subject to the following standards:

- (1) Maximum area of one square foot per linear foot of ground floor frontage. The total area of such signs may not exceed 75 square feet;
- (2) Maximum height of 8 feet; and,
- (3) Minimum setback shall be at least 10 feet from the public right-of-way and at least 15 feet from any lot line not facing a public street.

5:508. Residence Signs.

- (1) Single and Two-Family Houses. Townhouses and detached single-family and duplex houses are permitted signs having a total area of 3 square feet indicating the address and names of the occupants.
- (2) Multiple Family Residences. Apartment houses, fraternity houses, sorority houses, cooperative houses, retirement homes, and tourist homes are permitted signs having a total area of 9 square feet indicating only the address, the names of the occupants, the name of the building or organization and the organization's phone number and website.
- (3) Residential Developments. Residential Developments of single and two-family homes and housing complexes of more than one apartment or townhouse building are permitted signs identifying the residential development or housing complex. Signs are subject to the following standards:
 - (a) Maximum area of 50 square feet;
 - (b) Minimum setback of at least 10 feet from the public right-of-way and at least 15 feet from any lot line not facing a public street;
 - (c) Maximum height of 8 feet; and,
 - (d) Maximum number of two signs and no more than one per entrance.

5:509. Real Estate Signs.

Unilluminated on-premises real estate signs may be erected in accordance with the regulations of this section.

- (1) **Single and Two-Family Real Estate - For Sale and Rental Signs.** A single exterior sign advertising the sale or rental of a single or two-family house or vacant property adjacent to such a house is permitted, subject to the following standards:
 - (a) Maximum height of 48 inches and a maximum width of 36 inches, including the support structure and all riders, and with the bottom of the sign a minimum of 6 inches from the ground;
 - (b) Maximum setback shall be at least 5 feet from the public right-of-way and at least 5 feet from the inside edge of the sidewalk, or affixed to a building exterior;
 - (c) If a legally existing obstruction on the property prevents the sign from being seen from a public street when the sign is placed in accordance with the foregoing placement requirements, then the sign may be affixed to or placed immediately in front of such obstruction, so long as the display face of the sign is parallel to the right-of-way line, and so long as the sign is not placed within the public right-of-way;
 - (d) In place of a single exterior sign, a single interior sign shall be permitted having a maximum area of 4 square feet; and
 - (e) Signs shall be removed within 48 hours after the closing on the sale or when the property is no longer available for rent.

- (2) **Single and Two-Family Real Estate - Contractor Signs.** A single exterior sign identifying the builders or other construction contractors on a single or two-family residential construction site is permitted, subject to the following standards:
 - (a) Maximum height of 48 inches and a maximum width of 36 inches, including the support structure and all riders, and with the bottom of the sign a minimum of 6 inches from the ground;
 - (b) Maximum setback shall be at least 5 feet from the public right-of-way and at least 5 feet from the inside edge of the sidewalk, or affixed to a building exterior;
 - (c) If a legally existing obstruction on the property prevents the sign from being seen from a public street when the sign is placed in accordance with the foregoing placement requirements, then the sign may be affixed to or placed immediately in front of such obstruction, so long as the display face of the sign is parallel to the right-of-way line, and so long as the sign is not placed within the public right-of-way;
 - (d) Only a builder or other construction contractor who is engaged in the work, which requires a building permit from the City, may erect such the sign;
 - (e) Such sign shall not be installed until the building permit is issued for work being done by said builder or other construction contractor; and,
 - (f) Sign shall be removed at the completion of construction.

- (3) Other Real Estate – For Sale or Rental Signs. A single exterior sign advertising the sale or rental of real estate other than single or two-family houses shall be permitted, subject to the following standards:
 - (a) Maximum area of 12 square feet;
 - (b) Maximum height of 10 feet;
 - (c) Minimum setback from public right-of-way of 25 feet, unless attached to a permanent building;
 - (d) In place of an exterior sign, a single interior sign shall be permitted having a maximum area of 4 square feet; and
 - (e) Sign shall be removed within 48 hours after the closing on the sale or when the property is no longer available for rent.

- (4) Other Real Estate - Contractor Signs. Exterior signs identifying the builders or other construction contractors on a premise other than a single or two-family residential construction site are permitted, subject to the following standards:
 - (a) Maximum of one sign per frontage facing a public street that has a vehicular entrance;
 - (b) Maximum area of 50 square feet;
 - (c) Maximum height of 10 feet;
 - (d) Minimum setback from the public right-of-way of 25 feet, unless attached to a permanent building;
 - (e) Only a builder or other construction contractor who is engaged in work, which requires a building permit from the City, may erect such the sign;
 - (f) Such sign shall not be installed until the building permit is issued for work being done by said builder or other construction contractor; and,
 - (g) Signs shall be removed at the completion of construction.

Ord. No. 12-83, 4/18/1983
 Ord. No. 11-86, 4/10/1986
 Ord. No. 70-87, S 1, 11/16/1987
 Ord. No. 10-01, 3/19/2001

5:5010. Political Signs.

- (1) A sign whose message relates to a candidate for political office, or to a political party, or to a political issue or an ideological opinion, is permitted, subject to the following standards:
 - (a) Each sign shall have a maximum height of 48 inches and a maximum width of 36 inches, including the support structure and all riders, and shall have the bottom of the sign a minimum of 6 inches from the ground.
 - (b) Such signs shall have a setback of at least 5 feet from the public right-of-way and at least 5 feet from the inside edge of the public sidewalk or affixed to the

building exterior. Provided, that if a legally existing obstruction on the property prevents the sign from being seen from a public street when the sign is placed in accordance with the foregoing placement requirements, then the sign may be affixed to or placed immediately in front of such obstruction, so long as the display face of the sign is parallel to the right-of-way line, and so long as the sign is not placed within the public right-of-way.

- (c) A sign which advocates or opposes a candidate for public office or a position on an issue to be determined at an election shall be removed not more than 18 hours after the election.
- (d) Other political signs shall not be subject to any specified time limit but must be removed if they become dangerous or otherwise are prohibited by Section 5:5012.

Ord. No. 32-94, 4/4/1994
Ord. No. 10-01, 3/19/2001

5:511. Other Signs Exempt from Sign Permit Requirements.

The following signs do not require a sign permit, provided that they comply with the applicable standards below:

- (1) Address numbers with a numeral height not greater than 12 inches for residences and 24 inches for businesses.
- (2) Names of building occupants painted on or attached to the building with a letter height not greater than 2 inches.
- (3) Exterior signs having a total area of not more than 3 square feet on merchandise displayed within 6 feet of the front of the building.
- (4) Portable real estate "open house" signs with an area not greater than 6 square feet. One such sign may be located on the premises being sold. No more than two additional such signs are permitted and may be placed in the public right-of-way, notwithstanding the prohibition in Section 5:512(11) provided, however, that a property owner shall have the right to remove and destroy or otherwise dispose of without notice to any person, signs which are placed without his or her permission on his or her property, including signs placed in that portion of the public right-of-way which is an easement across the property. All of the signs permitted by this Section 5:511(4) and pertaining to a single property may be displayed only for 6 hours during 1 day in any 7-day period. All such signs shall be located so as not to interfere with the free passage of vehicular and pedestrian traffic upon the public right-of-way, and so as not to constitute a hazard to public safety.
- (5) Paper notice placed on bulletin boards or on kiosks.
- (6) Authorized signs of the state or a political subdivision of state.
- (7) Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface of a building or when constructed of bronze or other incombustible material affixed to a building.
- (8) Flags bearing the official design of a nation, state, municipality, educational institution or noncommercial organization, provided that the flag pole is set back from the property line a distance of 1 foot for every 1 foot of pole height.

- (9) Special event signs, banners or search lights approved by the City Council or the City Administrator or their designee.
- (10) Permanent signs on vending machines, gas pumps or ice containers indicating only the contents of such devices provided that such devices must be located within 10 feet of the building. The sign area of each such device may not exceed 6 square feet.
- (11) Signs not exceeding 6 square feet each which contain only noncommercial messages including designation of restrooms, telephone location, restrictions on smoking, door openings and private traffic control and parking signs.
- (12) One sign per parking lot not exceeding 3 square feet per sign face and 6 feet in height identifying the business and providing driving and parking information.
- (13) Plaques or signs not exceeding 2 square feet designating a building as a historical structure.
- (14) Business signs not exceeding 2 square feet per sign face containing information on credit cards and business affiliations.
- (15) Political signs as defined in Section 5:502(14) and as provided for in Section 5:510.

Ord. No. 29-98, 7/20/1998
 Ord. No. 10-01, 3/19/2001

5:512. Prohibited Signs.

The following signs are prohibited:

- (1) Signs which incorporate in any manner or are illuminated by any flashing or moving lights other than for conveyance of noncommercial information which requires periodic change. This section does not prohibit barber poles which meet the other requirements of this Chapter.
- (2) Exterior balloons, banners, pennants, spinners and streamers. or any other similar item or material intended to direct attention to an object, product, place, activity, person, institution, organization, or business and which is visible from any public street, sidewalk, alley, park, public property, or an on-premise parking area that serves such entity, except banners permitted under Section 5:511(9).
- (3) Exterior string lights used in connection with a business premise, other than holiday decorations.
- (4) Any sign which is structurally or electrically unsafe.
- (5) Any sign erected on a tree or utility pole except signs of any political subdivision of this state.
- (6) Any business sign or sign structure now or hereafter existing which no longer advertises a bona fide business conducted or a product sold.
- (7) Portable Signs. Except as provided in Section 5:511(4), any freestanding exterior sign not permanently anchored or secured to either a building or the ground.

- (8) Any sign on a motor vehicle or trailer which is parked in front of a business for the purpose of advertising a business or product or service of a business located on the premises where such vehicle is parked.
- (9) Any sign on a motor vehicle or trailer which projects more than 6 inches from the surface of such a vehicle when it is parked at a location visible from a public street.
- (10) Any sign structure or frame no longer containing a sign.
- (11) Any sign erected on the public right-of-way, except for signs of a political subdivision of this state, and except for portable "open house" signs to the extent they are permitted by Section 5:5011(4). The City may remove and destroy or otherwise dispose of, without notice to any person, any sign which is erected on the public right-of-way in violation of this subsection.
- (13) Off-premises signs with an area less than or equal to 200 square feet.

Ord. No. 32-94, 4/4/1994
 Ord. No. 28-98, 7/20/1998
 Ord. No. 10-01, 3/19/2001

5:513. Illumination.

Only Signs permitted by Sections 5:504, 5:505, 5:506, 5:507, 5:508 and subsections (1), (2), (10) and (11) of Section 5:511 may be illuminated by artificial light.

Signs permitted by Section 5:507, 5:508 and Section 5:5011(1) may be illuminated only by white artificial light.

Ord. No. 32-94, 4/4/1994
 Ord. No. 29-98, 7/20/1998

5:514. Authorized Sign Contractors.

Every person, before engaging or continuing in the business of erecting or repairing signs in the City of Ann Arbor, shall obtain an annual sign contractor's license. To obtain said license, the contractor shall first furnish the City a public liability insurance policy in the amount of \$50,000.00 for injury to one person, \$100,000.00 for injury to more than one person and \$25,000.00 for damage to property. In lieu of an insurance policy as herein required, the contractor may present proof satisfactory to the City Attorney that the said contractor is financially capable of self-insurance in the above amounts. Said license shall terminate upon the expiration of the insurance policy unless evidence of renewal is filed with the City Clerk. The license may be suspended or revoked in the manner provided by Chapter 76 (Licenses) of this Code. All persons erecting, installing, repairing, replacing or otherwise engaging in such activities with respect to an electric sign or outline lighting must also be appropriately licensed as required by the Michigan Electrical Administrative Act 217 of 1956, as amended.

Ord. No. 41-92, 6/15/1992
 Ord. No. 29-98, 7/20/1998

5:515. Nonconforming Signs.

- (1) Signs lawfully erected prior to May 1, 1975, which do not meet the standards of this Chapter may be maintained except as hereafter provided.
- (2) No nonconforming sign:
 - (a) Shall be changed to another nonconforming sign;
 - (b) Shall have any changes made in the words or symbols used or the message displayed on the sign unless the sign is specifically designed for periodic change of message;
 - (c) Shall 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;
 - (d) Shall have the face or faces changed when such sign is a type of construction to permit such a complete change of face;
 - (e) Shall be re-established or maintained after the activity, business or usage to which it relates has been discontinued for 90 days or longer;
 - (f) Shall be repaired or erected after being damaged if the repair or erection of the sign would cost more than 50 percent of the cost of an identical new sign.
- (3) A sign erected prior to May 1, 1975 which was permitted by previous regulations contained in this Chapter shall not, for purposes of this section, be considered a nonconforming sign.
- (4) No person shall be required to remove a sign which was erected in compliance with this Chapter if said sign becomes nonconforming due to a change occurring after May 1, 1975, in the location of buildings, streets or other signs which change is beyond the control of the owner of the sign and the premises on which it is located.
- (5) If the owner of a sign or the premises on which a sign is located changes the location of a building, property line or sign or changes the use of a building so that any sign on the premises is rendered nonconforming, such sign must be removed or made to conform to this Chapter.
- (6) Notwithstanding the foregoing, signs which violate subsections (4), (5), (6), (7), (8), or (9) of Section 5:512 shall not be maintained in existence after September 1, 1975.

Ord. No. 32-94, 4/4/1994

5:516. Appeals.

In accordance with Chapter 55 of the Ann Arbor City Code, the Zoning Board of Appeals (hereinafter "Board") shall have the power to hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, decision or determination made by the Building Official, or any other administrative official, in connection with the enforcement of this Chapter. The Board shall have power to authorize a variance from the strict application of this Chapter where such application will result in practical difficulties or unnecessary hardships to the person owning or having the beneficial use of the property or sign for which a variance is sought. The provisions of this Chapter shall not be mandatory for buildings designated as historic structures by State, Federal or local governments, subject to a variance being granted by the Board and upon a recommendation of the Historic District Commission that the proposed sign is necessary and integral to the historic character of the building. Prior to the granting of an appeal or of a variance by the Board, the City Attorney and the planning and development services

manager or designee shall be given a reasonable opportunity to study the appeal or request for variances and to make recommendations thereon to the Board.

Ord. No. 10-01, 3/19/2001

5:517. Penalties and Enforcement.

It shall be unlawful for any person to erect, construct, maintain, enlarge, alter, move or convert any sign in the City of Ann Arbor, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Chapter. Any person violating any of the provisions of this Chapter shall be guilty of a civil infraction and, upon conviction of any such violation, shall be punishable with a fine of not more than \$500.00 and not less than \$30.00. Any sign constituting an immediate hazard to health and safety shall be deemed a nuisance and may be removed by the Administrator at the expense of the owner of the sign and assessed under the provisions of Section 1:292 of this Code; and provided, further, that except for those signs which may be removed and destroyed or otherwise disposed of by the City in accordance with Section 5:512(11), any sign unlawfully erected, altered or maintained may be removed by the Administrator at the expense of the sign owner and assessed under the provisions of Section 1:292 of this Code after said sign owner has been ordered in writing to remove said sign by the Administrator and has refused to do so without providing justification for so refusing at a hearing to be held by the Administrator. The City Attorney may apply to a court of appropriate jurisdiction for an order requiring the removal of a sign in violation of this Chapter.

Ord. No 41-92, 6/15/1992

Ord. No 28-98, 7/20/1998

Ord. No. 43-04, 1/3/2005