

8. Disturbed areas to be reestablished shall be planted with species native to Michigan and characteristic of the plant communities of the area before disturbance. The density and coverage of vegetation (except trees) shall be such that it will approximate the density and coverage before disturbance within three years of planting.

5.24 Signs⁵⁷

5.24.1 Applicability

Signs may be erected or maintained in the City only as permitted by this chapter and subject to other restrictions contained in this Code, including standards relating to the City's designated historic districts. The Sign regulations of this Code are intended to ensure that Signs are located, designed, sized, constructed, installed, and maintained in a way that protects and promotes safety, health, aesthetics, and the public welfare while allowing adequate communication. The Sign regulations of this Code are not intended to and do not apply to Signs required by law or a government entity. If any portion of the Sign regulations of this Code is determined to be a violation of law, that portion shall be severed from the remainder of the Sign regulations and shall be revised to reflect the least possible change that avoids the violation of law; and the remainder of the Sign regulations shall remain in effect and be interpreted as closely as possible to the original intent without violating state or federal law. Regardless of any provision of this Code, noncommercial messages may be placed or substituted on any lawfully permitted Sign.

5.24.2 Intent

The City intends the Sign regulations of this Code to achieve compelling, substantial, and important government interests in a manner that represents the least restrictive means of accomplishing those interests and to promote important and substantial government interests that would not be effectively achieved absent the regulations. Regulating the size and location of Signs in the most narrowly tailored manner represents the least restrictive means of addressing the targeted government interests of avoiding nuisance-like conditions while maintaining and improving pedestrian and vehicular safety and efficiency; character and quality of life; economic development and property values; and wayfinding and property identification for emergency response purposes. Nothing in the Sign regulations of this Code is intended to prohibit the right to convey and receive messages, specifically noncommercial messages such as religious, political, economic, social, philosophical or other types of speech protected by the First Amendment of the United States Constitution. The following subsections describe some, but not necessarily all, of the compelling, substantial, and important government interests that the City intends to achieve through the sign regulations of this Code:

A. Pedestrian and Vehicular Safety

The City finds that pedestrian and vehicular safety and efficiency are compelling, substantial, and important government interests. Public Rights-Of-Way and private streets in the City are used concurrently by a variety of vehicles of varying speeds, sizes, and vulnerability, including trucks, buses, trains, cars, motorcycles, mopeds, bicycles,

⁵⁷ Ordinance No. ORD-20-27, effective December 20, 2020.

and scooters, all of which may travel in close proximity. Interactions among vehicles and between vehicles and pedestrians create compelling, substantial, and important safety concerns. Most signage is visible to vehicle or pedestrian traffic and at least partly intended or designed to attract the attention of vehicle operators or pedestrians, thereby creating distractions that diminish traffic and pedestrian safety.

The City finds that a mix of traffic types, including vehicles and pedestrians, is beneficial to the general welfare of the City, including allowing density sufficient to sustain a healthy economic base, meeting the different transportation needs of a wide variety of residents and nonresidents, and ensuring adequate access to employment, entertainment, retail, business, housing, and services.

In order to promote pedestrian and vehicular safety, the purposes of the Sign regulations of this Code include the following:

1. To reduce distractions to vehicle operators and pedestrians and thereby reduce the risk for crashes, property damage, injuries, and fatalities.
2. To permit Signs that provide adequate information or direction to both pedestrians and vehicle operators without conflicting with other Signs, structures, or improvements.
3. To reduce clutter and confusion and to provide clear wayfinding Signs, so that traffic movement is efficient and unnecessary traffic maneuvers are minimized.
4. To maintain clear lines of sight along Public Rights-of-Way and at intersections, Driveways, and other points of interaction among vehicles and pedestrians.

B. Character and Quality of Life

The City finds that achieving and maintaining attractive, orderly, and desirable places to live, conduct business, celebrate civic events, entertain people, and provide for housing opportunities are directly related to the stability of property values needed to provide and finance quality public services and facilities within the City, and therefore are compelling, substantial, and important government interests. In order to protect the unique character of the environment and quality of life of the City, the purposes of the Sign regulations of this Code include the following:

1. To permit Signs that are of sufficient, but not excessive, size to perform their intended function.
2. To prohibit Signs that may cause conflicts between vehicular- and pedestrian-targeted messages, hinder sight distances, or detract from a safe and pleasant pedestrian experience.
3. To regulate Signs by zoning district or other geographic area, including those established by the City's Master Plan or other laws, regulations, or plans.

C. Economic and Development and Property Values

The City finds that there is a clear relationship between the promotion of a set of specifications and restrictions for Signs and the promotion of economic development

and property values, which are compelling, substantial, and important government interests. Unregulated or haphazard sizes, locations, or other characteristics of Signs have a realistic tendency to result in an appearance that reduces economic development and property values. The Sign regulations of this Code are intended to create stability and predictability, allowing each private interest reasonable exposure through Signs for purposes including expression and the promotion of business. The application of the Sign regulations of this Code is intended to allow businesses and other Persons to reasonably command attention to their messages in a manner that promotes economic development and preserves property values.

D. Avoidance of Nuisance-Like Conditions

The City finds that, due to the concentration of people and activities within the City, there is a potential for blight, physical clutter, excess light and noise, and visual clutter, which tend to create nuisance-like conditions that are adverse to the public welfare. Such nuisance-like conditions lead to diminished property values, reduced attractiveness of the community, and reduced quality of life within the City. The City finds that it is a compelling, substantial, and important government interest to avoid such nuisance-like conditions. Therefore the purposes of the Sign regulations of this Code include the following:

1. To prohibit an excessive number of Signs in proximity to one another and to establish setbacks from property lines.
2. To establish maximum sizes and regulate the locations of Signs.
3. To establish construction and maintenance specifications for Signs to protect public safety and minimize the potential for deteriorated Signs to contribute to blight.
4. To regulate Signs and Sign lighting to prevent excessive glare, light trespass, and skyglow.

E. Property Identification and Wayfinding for Emergency Response

The City finds that avoiding confusion in Public Rights-of-Way, minimizing unnecessary intrusions onto private property, and ensuring the ability for emergency responders to promptly and efficiently navigate to and identify emergency locations are compelling, substantial, and important government interests. Therefore the purposes of the Sign regulations of this Code include regulations intended to ensure understandable, unambiguous, uncluttered, and coordinated wayfinding for vehicular and pedestrian purposes, including the regulation of location addresses and the limitation of Signs in the Public Right-of-Way.

5.24.3 Prohibited Signs

The following signs are prohibited:

- A. Signs not specifically permitted by this Code.
- B. Signs that move, pulse, scroll, blink, flash, sparkle, or give the appearance thereof, other than Flags.
- C. Exterior Pennants, spinners, inflatables, feather flags, and streamers.

- D. Signs that are structurally or electrically unsafe.
- E. Signs placed on a tree or utility pole or structure.
- F. Signs on a motor vehicle or trailer that is parked on a Premises so as to be visible from a Public Right-of-Way, outside of the hours that any Business on the Premises is open to the public, and for the primary purpose of advertising.
- G. Rope lights, string lights or similar lighting attached to, surrounding or otherwise drawing attention to a Sign.
- H. Signs erected on or projecting into a Public Right-of-Way, except for Signs expressly permitted in a Public Right-of-Way by this Code. The City may remove and destroy or otherwise dispose of, without notice to any Person, any Sign erected on a Public Right-of-Way in violation of this Code.
- I. Signs that imitate a traffic control device.
- J. Signs that emit smoke, visible vapor, particulate matter, sound, or odor.
- K. Sign Structures that no longer contain a Sign.
- L. Signs with a Sign Area over 200 square feet.

5.24.4 General Provisions

A. Calculating Sign Area

Except as otherwise provided in this section, Sign Area is the area of a rectangle or rectangles enclosing the extreme limits of writing, representation, emblem, or any figure of similar character on a Sign, regardless of opacity or missing space within the rectangle or rectangles. Each row of text shall be grouped into one rectangle. See **Error! Reference source not found.** and **Error! Reference source not found.**

1. Sign Area Specific Standards

a. Multiple Faces.

For a Sign with two or more faces, all faces are included in the Sign Area.

b. Reflective Backgrounds.

For internally and externally illuminated Signs, the entire illuminated background is included in the Sign Area, except for nonreflective, matte black backgrounds.

c. Temporary Signs, Projecting Signs, Window Signs, Hanging Signs.

For Temporary Signs, Projecting Signs, Window Signs, and Hanging Signs, all background elements are included in the Sign Area regardless of opacity or reflectivity.

d. Sign Structures.

If the Sign Structure is more than three times the area of the supported Sign, the area of the Sign Structure is included in the Sign Area.

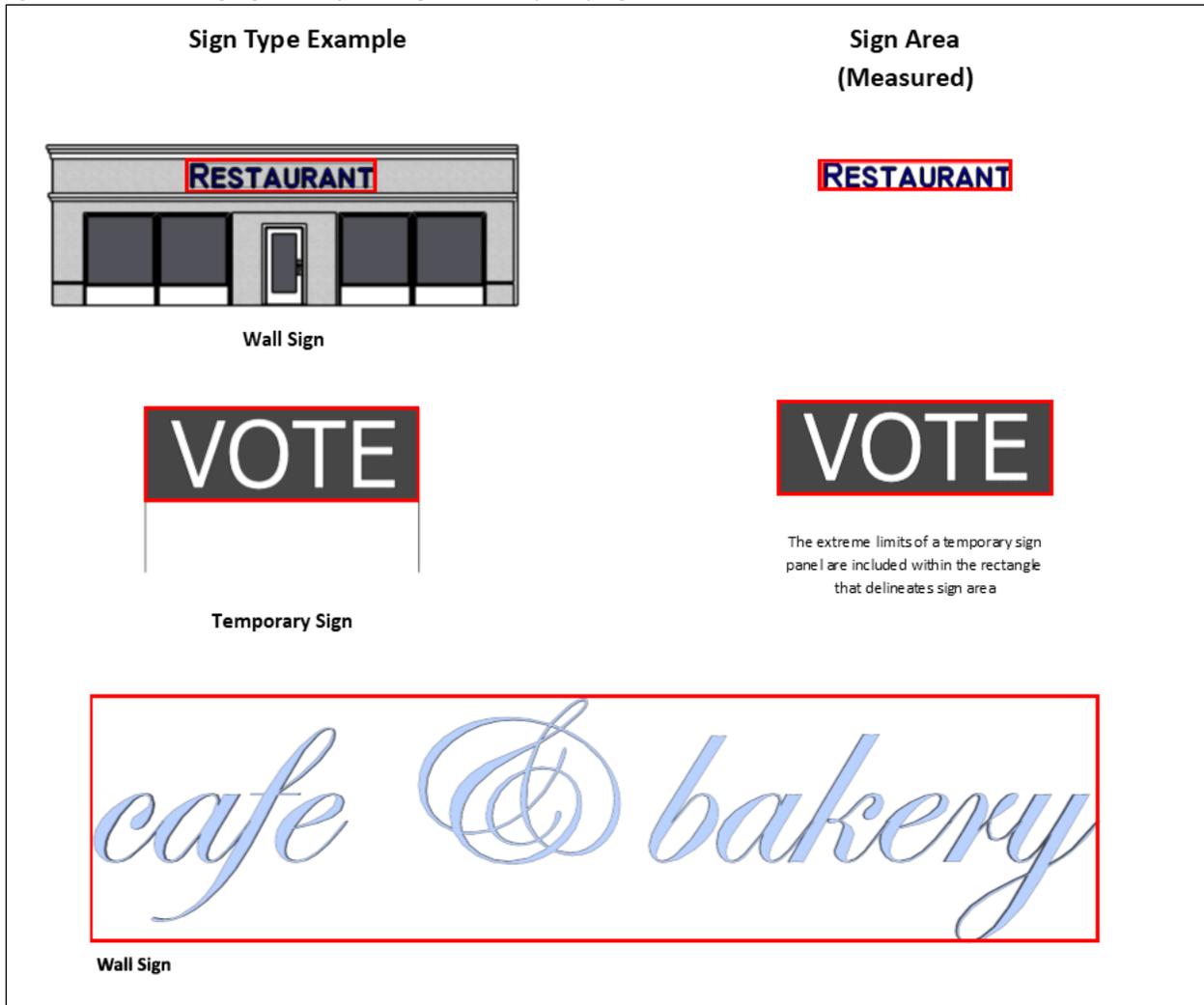
e. Three Dimensional Signs.

For a three-dimensional Sign, the Sign Area is the surface area of the smallest cube that completely contains the three-dimensional Sign.

Figure 24-1: Calculating Area of Freestanding Signs



Figure 24-2: Calculating Sign Area of Wall Signs and Temporary Signs



B. Measuring Sign Height

1. Maximum Height.

Maximum heights for Signs are measured as the distance from the lowest point of the ground or pavement (whichever is lower) directly beneath the Sign to the highest edge of the Sign or Sign Structure (whichever is higher).

2. Minimum Height.

Minimum heights for Signs are measured as the distance from the highest point of the ground or pavement (whichever is higher) beneath the Sign to the lowest edge of the Sign or Sign Structure (whichever is lower).

3. Sign Structures.

Height requirements for Signs include all supporting Sign Structures.

C. Changeable Copy and Electronic Message Signs

1. Changeable Copy may not exceed 50% of the total Sign Area of a Sign.
2. An Electronic Message Sign may only be included as a component of a larger Sign and may not exceed 25% of the total Sign Area of the Sign.
3. Changeable Copy and Electronic Message Signs shall not change more than once per minute.

D. Sign Illumination

1. General

- a. A Permanent Sign may be illuminated by internal or external Light Sources. A Temporary Sign shall not be illuminated.
- b. A Light Source that illuminates a Sign shall have a constant color and intensity, except that it may dim or brighten in response to changes in ambient light as permitted in this Code.
- c. A Light Source that illuminates a Sign shall be installed and maintained in a manner to prevent glare as required by this Code, including through the use of fully shielded fixtures, shields, baffles, mounting height, appropriate luminosity, aiming angle, and placement.
- d. In all cases, Sign illumination shall not project light that exceeds 0.1 foot candles above the ambient light at a Lot Line bordering a Residential Zoning District.

2. Mounting and Shielding

- a. An external Light Source illuminating an exterior Sign shall be mounted above the Sign, shall be shielded so that the Light Source is not directly visible from any point on or above a horizontal plane extending from the Light Source and shall not be aimed or directed toward a residential Building on another Lot or toward a Public Right-of-Way.
- b. Exceptions

The following types of Light Sources are exempt from the mounting and shielding requirements in this subsection:

- i) A Light Source wholly within a Sign or Sign Structure constructed with translucent (but not transparent) material, such as an internally illuminated box Sign.
- ii) A Light Source placed behind opaque lettering or other component of the Sign and visible only through reflection off a wall or other surface, such as a halo, back-lit, or reverse channel Sign.
- iii) A Neon Sign.
- iv) An Electronic Message Sign.

3. Electronic Message Sign Illumination

- a. An Electronic Message Sign shall not emit more than 5,000 Nits in full daylight and 100 Nits at night (between astronomical dusk and dawn).
- b. An Electronic Message Sign shall have a functioning ambient light monitor and automatic dimming equipment which shall at all times be set to automatically reduce the brightness level of the Sign proportionally to any reduction in the ambient light. In order to verify compliance with this Code or other applicable law, the interface that programs the Electronic Message Sign shall be made available to the City for inspection upon request. If the interface is not or cannot be made available upon the City's request, the Sign shall cease operation until the City has been provided proof of compliance.
- c. When an Electronic Message Sign changes, the change shall be instantaneous, without any additional effect, such as fade, blinking, or dissolve.
- d. An Electronic Message Sign shall default to an unlit black screen when more than 50% of its Light Sources fail or if its Light Sources otherwise are not displaying properly.

4. Hours of Illumination

Illuminated Signs shall be extinguished as following:

- a. On Lots that do not contain a Business: Illuminated Signs shall be extinguished between 10:00 p.m. and 6:00 a.m.
- b. On Lots that contain a Business: Illuminated Signs shall be extinguished between 30 minutes after the close of all Businesses on the same Lot and 30 minutes before the opening of any Business on the same Lot.

E. Additional Standards

1. Addresses

Addresses shall be visible and legible from a Public Right-of-Way and comply with the requirements of Chapter 2 of this Code. Address Signs with an address that is 12 inches or less in height in Residential Zoning Districts and 24 inches or less in height in Nonresidential Zoning Districts shall be excluded from calculations of maximum permitted Sign Area.

2. Projections into Public Right-of-Way

A Permanent Sign, Sign Structure, Flag, Awning, or Canopy shall not be located in, project into, or overhang a Public Right-of-Way or public easement except upon the prior review and permission of the City, receipt by the City of proof of all required insurance, and execution of all licenses, permits, and other agreements required by the City.

3. Sightlines, Interference with Street Signs

- a. Signs and Sign Structures shall not interfere with applicable sightline requirements and standards, including City standards for Driveways and intersections contained in the City Public Services Standard Specifications.
- b. Signs and Sign Structures shall not obscure or interfere with an official street sign or signal, including by position, shape, or color.

4. Placement of Awning Signs and Canopy Signs

Awning Signs and Canopy Signs shall be printed on or hung from the Awning or Canopy surface.

5. Flags

In addition to the Signs permitted under this Code, in all zoning districts each Lot is permitted up to three Flags with noncommercial messages that have a combined total area of up to 90 square feet. All faces of a Flag that contain a message are included in calculating the area, which shall not be included in the calculation of the maximum Sign Area.

F. Safety and Maintenance

1. Every Sign and Sign Structure shall be maintained in a safe condition, in compliance with all applicable building and electrical codes and this Code, including adequate protection against corrosion. If at any time the Building Official determines that a Sign or Sign Structure constitutes a dangerous structure, the Building Official may require immediate action to mitigate the danger, including demolition of the Sign or Sign Structure.
2. A Sign or Sign Structure that is broken, torn, bent, has a broken, bent, or damaged support, or is not reasonably level and plumb shall be repaired or reinstalled in a manner prescribed by the Building Official.
3. A Sign or Sign Structure shall not have more than 20% of its area covered with disfigured, cracked, rippled, or peeling material or paint for a period of more than 30 consecutive days.
4. A Sign or Sign Structure shall not have bent or broken Sign facing, a broken support, loose appendage or strut, or lean more than 15 degrees from vertical, unless designed to do so, for a period of more than 30 successive days.
5. A Sign shall not have weeds, vines, or other vegetation growing upon it in a manner that obstructs the view of the Sign for a period of more than 30 consecutive days.
6. An illuminated Sign shall not remain partially illuminated with a failed Light Source for a period of more than 30 consecutive days.
7. A Sign Structure now or hereafter existing which no longer contains a Sign shall be removed.

G. PUD Zoning Districts

For purposes of these Sign regulations, PUD districts shall be treated as follows:

1. Approved PUD Zoning Districts and Supplemental Regulations

- a. When an approved PUD Zoning District is located within or abutting the Downtown Development Authority boundary, it shall be treated the same as D1, D2, and C1A/R Districts in this section.
- b. When an approved PUD Zoning District is not within or abutting the Downtown Development Authority boundary and its Supplemental Regulations only allow residential uses, it shall be treated the same as Residential Zoning Districts in this section.
- c. When an approved PUD Zoning District is not within or abutting the Downtown Development Authority boundary and its Supplemental Regulations either do not allow residential uses or allow residential use and nonresidential uses together, it shall be treated as Other Mixed Use and Nonresidential and Special Purpose Districts in this section.

2. Proposed PUD Zoning Districts and Supplemental Regulations

- a. The Supplemental Regulations for all proposed PUD Zoning Districts shall either declare its Sign regulation classification for purposes of applying this section or, in accordance with Section 5.29.10.B shall propose modifications that increase, decrease or eliminate the requirements of this Section 5.24.

TABLE 5.24-1: APPLICATION IN APPROVED PUD DISTRICTS			
WHEN	SHALL BE TREATED IN THIS SECTION AS		
	D1, D2, and C1A/R	Other Mixed Use and Nonresidential and Special Purpose	Residential
PUD Zoning District is located within or abutting the DDA boundary	+		
PUD Zoning District not within or abutting the DDA boundary, and Supplemental Regulations only permit residential use			+
PUD Zoning District not within or abutting the DDA boundary, and A. Supplemental Regulations do not permit residential use, or B. Supplemental Regulations allow for mixed uses		+	

5.24.5 Permanent Signs

A. D1, D2, and C1A/R Districts

1. Area

Each Building in the D1, D2, and C1A/R district is permitted two square feet of Sign Area per linear foot of Building Frontage up to a maximum of 200 square feet of Sign Area for Permanent Signs. The permitted Sign Area may be distributed among permitted Sign types, provided that:

a. Awning Signs.

The Sign Area of Awning Signs shall be no more than 25% of the Awning area.

b. Canopy Signs.

The Sign Area of Canopy Signs shall be no more than 25% of the Canopy area.

2. Height, Placement, and Number

The type, height, placement, and number of Permanent Signs permitted in D1, D2, and C1A/R districts are provided in Table 5.24-2. Height and placement requirements include the Sign Structure, unless otherwise stated.

TABLE 5.24-2: D1, D2, AND C1A/R DISTRICT PERMANENT SIGNS			
SIGN TYPE	HEIGHT	PLACEMENT	MAXIMUM NUMBER
Projecting Signs	Maximum: 30 ft. but no higher than the top of the Building Minimum: 8 ft. if projecting into Public Right-of-Way	May not project more than 4 ft. from the Building	1 per Business Frontage
Wall Signs	Minimum: 8 ft. if projecting into Public Right-of-Way	Must be within lowest 20 ft. of the Building. If the Building Height is 45 ft. or higher, may be placed within the uppermost 15 ft. of the Building and may extend up to 3 ft. above the top of the Building. May not project more than 2 feet from the Building	No maximum
Awning Signs	Maximum: 20 ft.	Entirely within the Awning	1 per Business Frontage
Canopy Signs	Maximum: 20 ft.	Entirely within Canopy	1 per Business Frontage

B. Other Mixed Use and Nonresidential and Special Purpose Districts

1. Area

Each Building in Mixed Use Zoning Districts other than D1, D2, and C1A/R and Nonresidential and Special Purpose districts is permitted two square feet of Sign Area per linear foot of Building Frontage up to a maximum of 200 square feet of Sign Area for Permanent Signs. The permitted Sign Area may be distributed among permitted Sign types, provided that:

a. Awning Signs.

The Sign Area of Awning Signs shall be no more than 25% of the Awning area.

b. Canopy Signs.

The Sign Area of Canopy Signs shall be no more than 25% of the Canopy area.

2. Height, Placement, and Number

The type, height, placement, and number of Permanent Signs permitted in Mixed Use Zoning Districts other than D1, D2, and C1A/R and Nonresidential and Special Purpose districts are provided in Table 5.24-3. Height and placement requirements include the Sign Structure, unless otherwise stated.

TABLE 5.24-3: OTHER MIXED USE AND NONRESIDENTIAL AND SPECIAL PURPOSE DISTRICTS PERMANENT SIGNS			
SIGN TYPE	HEIGHT	PLACEMENT	MAXIMUM NUMBER
Projecting Signs	Maximum: 30 ft. but no higher than the top of the Building Minimum: 8 ft. if projecting into Public Right-of-Way	May not project more than 4 ft. from the Building	1 per Business Frontage
Wall Signs	Minimum Height: 8 ft. if projecting into Public Right-of-Way	Must be within lowest 20 ft. of the Building. If the Building Height is 45 ft. or higher, may be placed within the uppermost 15 ft. of the Building and may extend up to 3 ft. above the top of the Building. May not project more than 2 ft. from the Building	No maximum
Freestanding Signs	Maximum: 1 ft. for each foot set back from the nearest Lot Line, up to 25 ft. maximum	Minimum Required Setback 5 ft. Minimum 200 ft. between each Freestanding Sign on the same Premises	1 per Street Frontage
Awning Signs	Maximum: 20 ft.	Entirely within the Awning	1 per Business Frontage
Canopy Signs	Maximum: 20 ft.	Entirely within Canopy	1 per Business Frontage

C. Residential Zoning Districts

The type, area, height, placement, and number of Permanent Signs permitted in Residential Zoning Districts are provided in Table 5.24-4. Height and placement requirements include the Sign Structure, unless otherwise stated.

TABLE 5.24-4: RESIDENTIAL DISTRICTS PERMANENT SIGNS					
LAND USE	SIGN TYPE	MAXIMUM SIGN AREA PER LOT	HEIGHT	PLACEMENT	MAXIMUM NUMBER
Single and Two-Family; Multiple-family (up to six units)	Wall Sign	1 sq. ft. per Building	N/A	N/A	1 per Building
Multiple-Family (7 or more units, other group housing)	Wall Sign	6 sq. ft. per Building	Maximum: 10 ft.	Within 4 ft. of a door facing and visible from a public Street	1 per Building
	Freestanding Sign	50 sq. ft.	Maximum: 1 ft. for each foot set back from the nearest Lot Line, up to 8 ft. maximum	Minimum Required Setback: 5 ft.	1 per Lot
Nonresidential	Wall Signs	12 sq. ft. among these types	Maximum: 10 ft.	N/A	1 per Street Frontage
	Awning Signs		Maximum: 10 ft.	Entirely within Awning face	1 per Street Frontage
	Canopy Signs		Maximum: 10 ft.	Entirely within Awning face	1 per Street Frontage
	Freestanding Signs	50 sq. ft.	Maximum: 1 ft. for each foot set back from the nearest Lot Line, up to 8 ft. maximum.	Minimum Required Setback: 5 ft.	1 per Lot

5.24.6 Window Signs

Interior and Exterior Window Signs are permitted as provided in Table 5.24-5 in addition to all other permitted Signs.

TABLE 5.24-5: WINDOW SIGNS			
ZONING DISTRICT	SIGN TYPE	PLACEMENT	MAXIMUM SIGN AREA
Residential	Interior Window Sign	Any window	None
	Exterior window sign	Ground floor window	Area counted as Wall Sign
Mixed Use, Nonresidential and Special Purpose	Interior And Exterior Window Signs	Ground floor windows only	Total area of all Interior and Exterior Window Signs may not exceed 25% of ground floor window area of Building facade

5.24.7 Temporary Signs

A. Display Period

1. Temporary Wall Signs

A Temporary Wall Sign may be displayed for up to 28 days in a calendar year and shall not be displayed for more than 14 continuous days. Temporary Wall Signs shall be removed when not within the permitted display period.

2. Temporary Freestanding Signs

A Temporary Freestanding Sign may be displayed for up to 65 continuous days, with at least a 30-day gap between any display period. Temporary Freestanding Signs shall be removed when not within the permitted display period.

3. Exceptions

a. Building or Lot For Sale.

When all or a portion of a Building or Lot is listed or advertised for sale or lease, the maximum display period for Temporary Signs on that Building or Lot shall be the duration that the Building, Lot, or portion thereof, is listed or advertised for sale or lease. Once the Building, Lot, or portion thereof, is no longer listed or advertised for sale, all Temporary Signs that have been displayed for more than 65 days shall be removed.

b. Unlimited Sign.

One nonilluminated Temporary Freestanding Sign up to 6 square feet in Sign Area is permitted on a Lot at any time with no limitation on display period. Such a Sign is subject to the placement requirements and counts toward the maximum Sign Area for Freestanding Signs provided in Table 5.24-6.

B. Regulations

The type, area, height, number, and placement of Temporary Signs permitted by district are provided in Table 5.24-6. Height and placement requirements include the Sign Structure, unless otherwise stated.

TABLE 5.24-6: TEMPORARY SIGNS						
ZONING DISTRICT	SIGN TYPE	MAXIMUM SIGN AREA		MAXIMUM NUMBER	REQUIRED SETBACK	MAXIMUM HEIGHT
		PER LOT	PER SIGN			
Single and Two-Family; Multiple-family (up to six units)	Freestanding Sign	Maximum 20 sq. ft.	12 sq. ft.	6	Minimum 5 ft.	6 ft.
	Wall Sign	Maximum 3 sq. ft. per Principal Building	3 sq. ft.	2	N/A	10 ft.
Multiple-Family (7 or more units,	Freestanding Sign	Maximum 20 sq. ft.	12 sq. ft.	6	Minimum 5 ft.	6 ft.

TABLE 5.24-6: TEMPORARY SIGNS						
ZONING DISTRICT	SIGN TYPE	MAXIMUM SIGN AREA		MAXIMUM NUMBER	REQUIRED SETBACK	MAXIMUM HEIGHT
		PER LOT	PER SIGN			
other group housing)	Wall Sign	Maximum 12 sq. ft. per Principal Building	12 sq. ft.	1	N/A	10 ft.
Nonresidential	Freestanding Sign	Building Frontage 166 ft. or less: Maximum 32 sq. ft.	32 sq. ft.	4	Minimum 5 ft.	6 ft.
		Building Frontage more than 166 ft.: Maximum 0.6 sq. ft. per linear foot of Building Frontage up to 100 sq. ft.				
	Wall Sign	20 sq. ft. per Building	20 sq. ft.	No maximum	N/A	10 ft.

C. Materials and Construction

Temporary Signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display. A Temporary Freestanding Sign larger than three square feet shall have a rigid frame or border.

5.24.8 Liability Insurance

If any Permanent Sign or Sign Structure is erected upon or projects into a Public Right-of-Way or if the height of a Sign or Sign Structure is greater than the distance from the Sign or Sign Structure to a Public Right-of-Way, then the owner of the Sign or Sign Structure shall at all times maintain Commercial General Liability Insurance in the amount of \$1,000,000.00 covering collapse of the Sign or Sign Structure and potential resulting injuries and damages. The Commercial General Liability Insurance policy shall include an endorsement, or policy language, naming the City of Ann Arbor as an additional insured.

5.25 Outdoor Lighting

5.25.1 Applicability

Unless exempted by the terms of this Section 5.25, all outdoor lighting installed or modified in the following situations shall comply with the following standards:

- A. Whenever a site plan is required;
- B. Whenever the estimated expenses of construction exceeds 50% of the appraised replacement cost of the entire Building or structure, exclusive of foundation, prior to its improvement (as determined by the Building Official).
- C. Whenever a shared Driveway is provided within an easement.

5.25.2 All Exterior Lighting

All exterior lighting devices shall be adequately shielded and screened so that no light will glare directly onto any Public Right-of-Way or property principally used for residential purposes. Lighting devices shall be arranged and kept at a level so that the amount of light

projected onto property principally used for residential purposes does not exceed 0.10 of a foot candle.

5.25.3 Parking Lots

A. General

Outdoor lighting for Parking Lots shall comply with the following standards:

1. Shall be Illuminated from one-half hour after sunset to one-half hour before sunrise at the levels specified in Table 5.25-1 below.
2. Shall be designed to provide Illumination levels at all unobstructed points of the Parking Lots in accordance with Table 5.25-1. Illumination levels shall be measured three feet above the Lot surface.
3. Shall be designed and maintained so the Illumination is evenly distributed.
4. Shall be designed and maintained so that it does not adversely affect the vision of motorists on public streets.

B. Illumination Levels

Lighting Illumination levels in Parking Lots shall comply with Table 5.25-1.

TABLE 5.25-1: ILLUMINATION LEVELS		
USE	MINIMUM ILLUMINATION LEVEL (FOOTCANDLES)	MAXIMUM UNIFORMITY RATIO
RESIDENTIAL, RELIGIOUS ASSEMBLY, SCHOOL, PRIVATE SWIMMING CLUB, AND CHILD CARE FACILITY		
All Parking Lots	0.4	10:1
OTHER NONRESIDENTIAL		
Small (5--10 spaces)	0.4	10:1
Medium (11--99 spaces)	0.6	10:1
Large (100 or more spaces)	0.9	10:1
Bicycle Parking Spaces	0.4	10:1

C. Exceptions to Illumination Levels

1. Nonresidential lighting levels may be reduced to 0.4 footcandle with a maximum uniformity ratio of not more than 10:1 after 2:00 a.m., or after established hours of operation as filed with the PDSU. Established hours of operation are one-half hour before to one-half hour after published Business hours.
2. Religious Assembly, school, private swimming club, and child care facility Parking Lots in residential neighborhoods may reduce lighting levels by up to 50% after midnight with the maximum uniformity ratio not to exceed 50:1. Lighting plans and specifications for such Illumination must be submitted pursuant to this Section 5.25 during the site plan approval process.

5.26 Fences

5.26.1 Applicability

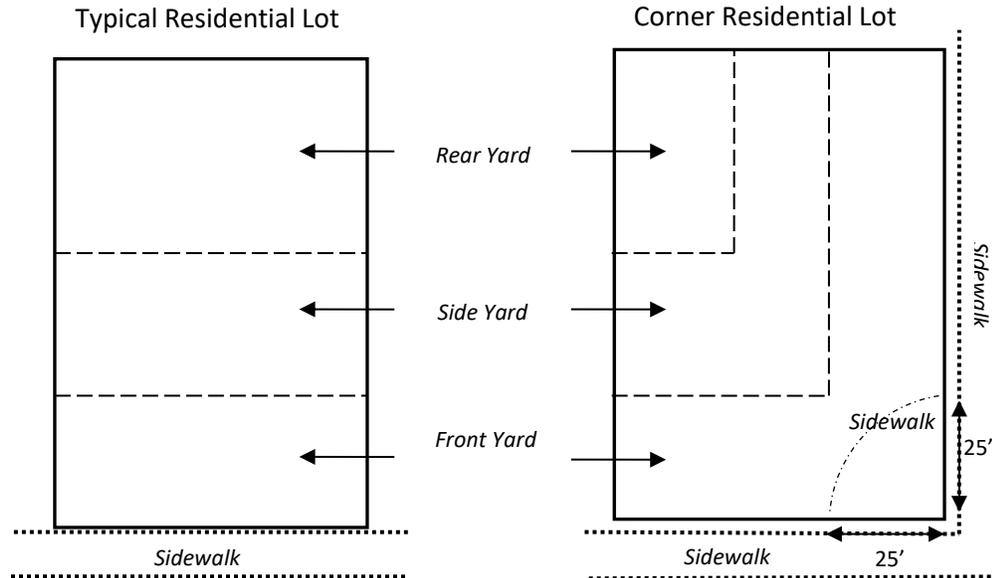
- A. All permanent Fences shall be subject to the requirement of this Section 5.26 .
- B. Temporary construction fences and fences required for protection around Excavations shall comply with Article 13 of the City Construction Code. Such fences shall not be maintained for a period greater than a year without special approval of the Zoning Board of Appeals.

5.26.2 Standards

A. Residential Zoning Districts

Fences located in residential zoning districts (See also figure below):

1. Shall not exceed four feet in height and 50% Opacity in the Front Yard.
2. Shall not exceed six feet in height and 80% Opacity in the Side Yard.
3. Shall not exceed eight feet in height in the Rear Yard.

Figure 26-1: Residential Zoning Districts - Height and Opacity Standard⁵⁸

B. Nonresidential Zoning Districts

Fences located in nonresidential zoning districts:

1. Shall not exceed 12 feet in the Front Setback Area, or exceed the maximum height limit for the zoning district in which the Fence is located outside of the Front Setback Area.
 2. Shall have no restriction as to solid matter or closed construction.
 3. Shall not be charged or connected to an electrical current.
 4. Shall not contain spikes, nails, barbs (including barb wire), or other pointed instruments, or any cleaved selvages or any sharp points on wire Fences that have not been removed or bent to eliminate any sharp extrusions.
- C.** All Fences located within 25 feet of the intersection of two or more street Lot Lines where the minimum Required Front Setback of the zoning district in which the Lot is located is greater than none shall not be higher than 30 inches above the sidewalk Grade.
- D.** In determining the maximum height of a Fence that separates two adjoining Lots and runs within two feet of the Lot Line, the maximum height at any point shall be determined from the highest Grade within two feet on either side of the Lot Line.

⁵⁸ Ordinance No. ORD-20-34, effective February 14, 2021.

5.26.3 Maintenance

Fences shall be maintained so as not to endanger life or property. Any Fence which, through lack of repair, type of construction or otherwise, endangers life or property is hereby deemed a nuisance.