

## ARTICLE 22 SIGNS AND BILLBOARDS

UPDATED AUGUST 12, 2008

**Sec. 22.01 SCOPE.** This Section is intended to regulate and limit the construction or reconstruction of signs and billboards, to protect the public peace, morals, health, safety, and general welfare. Such signs as will not, by reason of their size, location, construction, or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision necessary for vehicular and pedestrian traffic safety, or otherwise endanger public welfare, shall be permitted as provided for herein. The following shall not be included in the application of the regulations cited herein:

- A. Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations;
- B. Flags and insignia of any government unless when displayed in connection with commercial promotion;
- C. Legal notices; identification, information, or directional signs erected or required by governmental bodies;
- D. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights;
- E. Signs located on private property directing and guiding traffic and parking for that property not exceeding one (1)

square foot and bearing no advertising matter.

**Sec. 22.02 DEFINITIONS.** As used in this Section, the following words shall have the meanings hereinafter set forth in this Section.

- A. **Billboard** - A sign which directs attention to a business, commodity, service, or entertainment not necessarily sold upon the premises where such sign is located or to which it is affixed.
- B. **Identification Sign** - A sign that identifies the business, owner, or resident or the street address and which contains no other advertisement.
- C. **Illuminated Sign** - A sign that provides artificial light directly (or through any transparent or translucent material) from a source of light connected with such sign, or a sign illuminated by a light so shielded that no direct rays from it are visible from any public right-of-way or from the abutting property.
- D. **Institutional Bulletin Board** - A sign containing a surface area upon which is displayed the name of a religious institution, school, library, community center, or similar institution and the announcement of its institutional services or activities.
- E. **Marquee Sign** - An identification sign attached to a marquee, canopy, or

awning projecting from and supported by the building.

- F. On Site Sign** - An advertising sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services, or activities on the premises.
- G. Plat Entry Sign** - A sign or pair of signs placed at the primary entrance to a subdivision, containing only the name of the subdivision. This term also refers to signs at the primary entrance to a Mobile Home Park.
- H. Political Sign** - Temporary signs or posters advertising a political issue or candidate for political office.
- I. Temporary or Portable Sign** - A sign not permanently anchored or secured to either a building or the ground such as but not limited to "A" frame, "T" shaped, or inverted "T" shaped sign structures, and signs affixed to movable trailers.
- J. Wall Sign** - A sign attached to the wall of a building with the face of the sign generally parallel to the wall of the building to which it is attached.
- K. Temporary Agricultural Billboard** – An off-premise temporary billboard designed to assist motorists in locating seasonal agricultural products grown in Allendale Township by directing the motorist to a roadside produce stand or a "you-pick" operation.
- L. Ground Sign** - A sign resting directly on the ground or on a base, the height of which is not over three (3) feet in height.
- M. Pole-mounted Sign** - A sign supported by one or more Exposed up-rights, poles, or braces placed in or upon the ground surface and not attached to any building.
- N. Pylon Sign** - A sign resting directly on the ground or on a base, the height of which exceeds three (3) feet, but not more than ten (10) feet.
- O. Abandoned Sign** - A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, or for which no legal owner can be found.
- P.** (Reserved for future use)
- Q. Changeable Message Sign** – A sign in which any portion of the informational content of the sign is capable of being changed on a frequent basis, either automatically by means of electronically displayed text or manually by physically removable letters attached to the surface of the sign. Including LED signs.
- R. Temporary Community Event Billboard** – An off-premise sign, including a banner or poster, which directs attention to a community event or festival that is sponsored by a governmental, civic, or community organization of which the municipality is a member.
- S. Temporary Special Event Banner** – A temporary on-premise sign used during a community event or festival that is sponsored by a governmental, civic, or

community organization of which the municipality is a member, and which sign directs attention to products, accommodations, services or activities on the premises where the sign is located.

#### **Sec. 22.03 SIGNS PROHIBITED.**

A sign not expressly permitted by this Ordinance is prohibited. Rooftop signs are prohibited. Flags (other than flags permitted by Section 22.01 B.), pennants, banners (other than those permitted as community event billboards or special event banners by Section 22.13), posters (other than those permitted as a community event billboard by Section 22.13), spinners, inflatable animals or objects, and other similar devices, are also prohibited.

**Sec. 22.04 MEASUREMENT OF AREA OF A SIGN.** The area of a sign is 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 color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and are at no point more than two (2) feet from one another, the area of the sign shall be taken as the area of one (1) face. In the case of a sphere, the total area of the sphere is divided by two (2) for purposes of determining the maximum permitted sign area.

#### **Sec. 22.05 GENERAL STANDARDS.**

- A.** All signs shall be integrated with building and landscape design, and shall be erected on a base that conceals any supporting poles, posts or braces.
- B.** No sign shall contain any visible moving parts nor shall any sign be of a design that creates the appearance or impression of movement in any of the sign components or the message displayed.
- C.** All signs shall pertain only to the business or activity conducted on the premises on which the sign is displayed, with the exception of billboards and political signs.
- D.** All on site signs identifying a building or specific use shall have displayed thereon the address number of the property on which the building or use is located. The address number shall be displayed in a block text having a minimum height of four (4) inches and a color that contrasts with the color of the background on which the address number is displayed.

#### **Sec. 22.06 ILLUMINATION OF SIGNS.**

- A.** Signs may be illuminated either by use of internally illuminated translucent panels or by use of an external light source. All sign illumination shall be accomplished in a manner that prevents intense glare or brilliant rays of light from being directed at any street or at any adjoining property.
- B.** Illumination of signs shall not be flashing, blinking or intermittent, with

the exception of changeable message signs otherwise permitted by this ordinance.

**Sec 22.07 SIGN LOCATION.** No sign shall be permitted within any public right-of-way or upon any utility pole.

**Sec. 22.08 CONSTRUCTION AND MAINTENANCE.** The construction of any sign shall be such that it will withstand all wind and vibration forces which can be normally expected to occur in the vicinity.

All signs shall be properly maintained and shall not be allowed to become unsightly through disrepair or action of the elements.

**Sec. 22.09 HEIGHT.** No sign shall exceed the maximum height of twenty-five (25) feet. This provision may be waived by the Board of Appeals for billboards in Industrial Districts.

**Sec. 22.10 SIGN PERMIT.** A sign permit is required for the erection, construction, or alteration of any sign exceeding twenty (20) square feet, and all such signs shall be approved by the Zoning Administrator as to their conformance with the requirements of the Zoning District in which they are located and the requirements of their Section.

Sign permits are also required for temporary signs exceeding twenty (20) square feet. The permit will specifically state the date by which the sign will be removed as determined by the Zoning Administrator.

The Zoning Administrator shall have the authority to approve or disapprove with

cause any application for the renewal of a permit.

**Sec. 22.11 POLITICAL SIGNS.** Political signs are allowed in all zoning districts subject to the size requirements set forth in the different districts.

Signs shall be removed within five (5) days after the election. For regular partisan elections on a state or national level, the local political party may assume the responsibility for removing the signs of all its candidates.

Political signs erected on large commercial billboards are subject to the same limitations in Section 22.13E and do not need to comply with the provisions of this Section.

This ordinance applies only to political signs erected outside of a building and not to political signs displayed inside windows in residential or commercial areas.

No political sign may be erected more than thirty (30) days before any election.

Only one (1) political sign per street frontage for each candidate or issue is allowed on any lot, parcel or tract of less than forty (40) acres.

Political signs may not be placed in the road right-of-way.

**Sec. 22.12 SIGNS IN PUDS.** Unless otherwise specifically stated in a PUD zoning ordinance and/or included in an adopted PUD Development Plan signs for uses or buildings located in the PUD district shall be subject to the sign limitations

allowed for buildings or uses of a similar type built in the respective zoning districts.

**Sec. 22.13 SIGNS PERMITTED.** Signs are permitted according to the District in which they are located or intended to be located. Signs meeting the requirements of this ordinance are allowed as a matter of right and do not need approval of the Planning Commission or Zoning Board of Appeals, but do need to obtain a permit from the Zoning Administrator. Certain types of signs are permitted in certain Districts according to the following regulations.

**A. Agricultural District.** The following types of signs are permitted.

1. **ON SITE ADVERTISING SIGN**, for principal uses other than dwellings, not exceeding sixteen (16) square feet in area and set back at least fifteen (15) feet from the front lot line.
2. **CENTENNIAL FARM SIGNS.**
3. **IDENTIFICATION SIGN**, one (1) per dwelling unit not exceeding two (2) square feet in area.
4. **TEMPORARY SIGNS**, one (1) per premise advertising produce raised on said premises; not exceeding sixteen (16) square feet in area; set back from any right-of-way at least fifteen (15) feet and removed from view during seasons when said produce is not normally considered in season. In lieu of the above seasonal temporary sign, a portable sign of a commercial nature not to exceed thirty-two (32) square feet in area may be allowed by the

Zoning Administrator for a period of not more than fourteen (14) days. All commercial temporary or portable signs must obtain a permit and not more than one (1) temporary or portable sign may be allowed within a six (6) month period. No colored, flashing, or glaring lights shall be allowed.

5. **INSTITUTIONAL BULLETIN BOARD**, one (1) per public or semi-public institution, not exceeding fifty (50) square feet in area, and set back at least twenty-five (25) feet from the front lot line. It may be illuminated.
6. **REAL ESTATE SIGN**, one (1) per premises or building and located on same premises or building only while said real estate is actually on the market for sale, rent, or lease; not exceeding thirty-two (32) square feet in area, provided a tract of land exceeding forty (40) acres may have two (2) such signs.
7. **POLITICAL SIGN**, one (1) per candidate or issue per lot, parcel or tract, not exceeding six (6) square feet in area and complying with the standards in Section 22.11.
8. **TEMPORARY AGRICULTURAL BILLBOARD** - One per premises located only on a corner lot; not exceeding sixteen (16) square feet in area; setback at least fifteen (15) feet from any right-of-way, and removed from premise during seasons when agricultural product is not normally considered in season. Such signs are

encouraged to employ iconic messages in order to effectively convey the products sold and their seasonal nature.

- 9. TEMPORARY COMMUNITY EVENT BILLBOARD** - One (1) community event billboard per event per street frontage, which shall not be erected more than thirty (30) days prior to the event and which shall be removed immediately on the day following the event. All community event billboards must obtain a permit. No community event billboard shall exceed hundred (100) square feet in area

**B. Single and Two Family Residential Districts.** The following types of signs are permitted.

1. **IDENTIFICATION SIGN.** One (1) per dwelling unit, not exceeding two (2) square feet in area.
2. **INSTITUTIONAL BULLETIN BOARD,** one (1) per public or semi-public institution, located on premises, not exceeding fifty (50) square feet in area, and set back at least one-half the existing front yard setback or twenty-five (25) feet from the front lot line, whichever is less. It may be illuminated.
3. **REAL ESTATE SIGN,** one (1) per premises or building and located on same premises or building only while said real estate is actually on the market for sale, rent, or lease; not exceeding six (6) square feet in area.
4. **TEMPORARY ON SITE PLAT SIGN.** A temporary sign advertising a plat or condominium project; not to exceed thirty two (32) square feet in area and to be removed when the plat or condominium project is complete. Subject to approval for periods up to twelve (12) months by the Zoning Administrator. Permitted one (1) per major entrance, set back at least fifteen (15) feet from the road right of way; not to exceed six (6) feet in height.
5. **PLAT ENTRY SIGN,** one (1) or two (2) per major entrance to a plat or condominium project, continuously and properly maintained provided that the sign area of one sign does not exceed thirty-two (32) square feet in area and the total area of two signs does not exceed forty-eight (48) square feet. The sign must be setback at least twenty-five (25) feet from the right-of-way line of any arterial or collector street. The sign may be no higher than six (6) feet from the ground level and must be base or decorative landscape wall mounted and not post supported.
6. **POLITICAL SIGN,** one (1) per candidate or issue per lot, parcel or tract, not exceeding six (6) square feet in area and complying with the standards in Section 22.11.
7. **TEMPORARY SIGNS.** One (1) per lot, parcel or tract for the advertising of household goods or produce available on the premises, and not exceeding four (4) square feet in area.

A temporary sign advertising a special event, open house, or community activity can be set up for a period not exceeding thirty (30) days.

8. **TEMPORARY COMMUNITY EVENT BILLBOARD** – One (1) community event billboard per event per street frontage, which shall not be erected more than thirty (30) days prior to the event and which shall be removed immediately on the day following the event. All community event billboards must obtain a permit. No community event billboard shall exceed hundred (100) square feet in area; or ten (10) feet in height. All community event billboards must be setback a minimum of fifteen (15) feet from the roadway. No colored, flashing, or glaring lights shall be allowed.

**C. Multiple Family Residential Districts, Mobile Home Parks and Transitional Uses.** The following types of signs are permitted.

1. **MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS AND MOBILE HOME PARKS ENTRANCE SIGNS**, each multiple family residential development of two or more multiple family dwelling buildings and mobile home park shall be permitted up to two (2) signs per major entrance. A major entrance identified as a principal point of ingress and egress for development residents and shall exclude all points of access not intended as a principal means of access. Each sign shall be continuously and properly maintained. The sign area of

one sign shall not exceed thirty-two (32) square feet in area and the total area of two signs shall not exceed forty eight (48) square feet in area. The sign shall be setback at least twenty-five (25) feet from the right-of-way line of any public street. No sign shall be higher than six (6) feet from the ground level and shall have a foundation base or be mounted on a decorative landscape wall and shall not be post supported.

2. **REAL ESTATE SIGN**, one (1) per mobile home park or multiple family development and located on same premises only while units or places are actually available for sale, rent, or lease, not exceeding six (6) square feet in area.
3. **FREESTANDING IDENTIFICATION SIGN**, One(1) sign per apartment or condominium development showing the name of the development and the kind of units available. This paragraph also applies to other development types within multiple family zoned districts and transitional uses. The allowed sign shall be placed directly on the ground or on short poles and shall not exceed thirty two (32) square feet in area per side. The sign shall be placed ten (10) feet or more from the right-of-way line and it shall not exceed six (6) feet in height as measured from the mean grade, not to include artificially constructed berms. It may be illuminated.

4. **INSTITUTIONAL BULLETIN BOARD**, one (1) per public or semi-public institution, not exceeding fifty (50) square feet in area, and set back at least twenty-five (25) feet from the front lot line. It may be illuminated.

5. **WALL SIGN**, if no freestanding sign is erected, this type of sign is be allowed as a substitute and may contain only the name of the development and the type of units available. It shall not exceed forty-eight (48) square feet in area and may be illuminated.

6. **POLITICAL SIGN**, one (1) per candidate or issue per lot, parcel, or tract, not exceeding six (6) square feet in area and complying with the standards in Section 22.11.

7. **TEMPORARY SIGN**: One (1) per mobile home park or multiple family housing development may be erected during the initial rent-up or sales time for a period not exceeding six (6) months. A temporary sign advertising a special event, open house, or community activity can be set up for a period not to exceed thirty (30) days.

**D. Commercial Districts.** The following types of signs are permitted.

1. **Freestanding Sign**: One (1) ground or pylon sign may be erected on each lot, subject to compliance with the maximum height and area limits contained in Table 1. Pole-mounted signs are prohibited. Where two (2) or more businesses are located in the same building or on the

same lot, signage for each business shall be combined on one (1) sign. The maximum sign area shall be fifty (50) square feet for the first zero (0) to one hundred (100) feet of lot frontage on a public or private roadway. At no time shall the sign area exceed one hundred (100) square feet as provided in Table 1.

Up to forty percent (40%) of the area of a freestanding sign may be composed of a changeable message sign, subject to the following limitations:

- a. There shall be no more than one (1) changeable message sign per parcel.
- b. The message conveyed by the sign shall not change at an interval more frequent than once every five (5) minutes, provided that this provision shall not apply to a changeable display of the current time and/or ambient temperature.
- c. The message change shall be instantaneous, and shall not change with the appearance of a scrolling, moving or fading appearance or visual effect.
- d. The message displayed by a changeable message sign shall consist of text only, and shall not contain any other graphics or images. For purposes of this subsection, the term “text” shall mean only written words using typographical symbols, letters, numbers, and punctuation marks.

- e. Any premises or parcel on which a changeable message sign is located shall not be eligible for issuance of a permit for use of a portable or temporary sign.
2. **WALL SIGN:** Each commercial establishment shall be permitted a single wall sign on each wall that fronts on a public or private street. The maximum sign area permitted is based on the total building wall length fronting a public and/or private street as provided in Table 2. In the case of a corner lot the square foot of sign area is based on one half (1/2) the total building wall length fronting all streets or the building wall length fronting a single individual street, whichever is the greatest. All signs shall be placed flat against the building and shall not project beyond a wall or architectural feature by more than one (1) foot. No wall sign shall project above or beyond the roof or parapet to which it is attached. A wall sign may be internally illuminated.
3. **REAL ESTATE SIGN,** one (1) per premises or building and located on same premises or building only while said real estate is actually on the market for sale, rent, or lease; not exceeding thirty-two (32) square feet in area.
4. **INSTITUTIONAL BULLETIN BOARD,** one (1) per public or semi-public institution, located on premises, not exceeding fifty (50) square feet in area, and set back at least twenty-five (25) feet from the front lot line.
5. **POLITICAL SIGN,** one (1) per candidate issue per street frontage; not exceeding thirty-two (32) square feet in area and complying with the standards in Section 22.11.
6. **TEMPORARY SIGNS.** Temporary or portable signs of a commercial nature may be allowed by the Zoning Administrator for a period of not more than fourteen (14) days. One fourteen (14) day extension may be allowed upon evidence of special or unusual circumstances. All commercial temporary or portable signs must obtain a permit and not more than one (1) temporary or portable sign may be allowed within a six (6) month period. No temporary or portable sign shall exceed thirty-two (32) square feet in area. No colored, flashing, or glaring lights shall be allowed.
7. **VEHICLE SERVICE STATION SIGNS.** The following type and number of signs shall be allowed: One (1) freestanding sign; one (1) wall sign per street frontage (each wall sign not to exceed twenty (20) square feet in area). A vehicle service station may display a total of no more than five (5) signs on its property.
8. **DIRECTIONAL SIGNS.** In cases where the owner or tenant of a business can prove to the Zoning Administrator that directional signs are necessary for purposes of traffic safety, they are allowed. The total area for all directional signs shall not exceed six (6) square feet and they shall contain no advertising.

9. **TEMPORARY AGRICULTURAL BILLBOARD** - One per premises located only on a corner lot; not exceeding sixteen (16) square feet in area; setback at least fifteen (15) feet from any right-of-way, and removed from premise during seasons when said produce is not normally considered in season.

10. **TEMPORARY COMMUNITY EVENT BILLBOARD** – One (1) community event billboard per event per street frontage, which shall not be erected more than thirty (30) days prior to the event and which shall be removed immediately on the day following the event. All community event billboards must obtain a permit. No community event billboard shall exceed one hundred (100) square feet in area; or ten (10) feet in height. All

community event billboards must be setback a minimum of fifteen (15) feet from the roadway. No colored, flashing, or glaring lights shall be allowed.

11. **TEMPORARY SPECIAL EVENT BANNER** - One (1) special event banner per event per street frontage, which shall not be erected more than one (1) day prior to the event and which shall be removed immediately on the day following the event. All special event banners must obtain a permit. No special event banner shall exceed thirty-two (32) square feet in area; or ten (10) feet in height. All special event banners must be setback a minimum of fifteen (15) feet from the roadway. No colored, flashing, or glaring lights shall be allowed.

**TABLE 1. COMMERCIAL ZONE - FREESTANDING SIGN LIMITATIONS.**

| Lot Frontage / Sign Type. | Min. Setback | Max. Height | Max. Area - one business | Max. Area - mult. bus. |
|---------------------------|--------------|-------------|--------------------------|------------------------|
| 0 - 60 feet               |              |             |                          |                        |
| Ground Sign               | 10 ft.       | 3 ft.       | 24 sq. ft.               | 50 sq. ft.             |
| Pylon Sign                | 15 ft.       | 10 ft.      | 32 sq. ft.               | 50 sq. ft.             |
| 61 - 100 feet             |              |             |                          |                        |
| Ground Sign               | 10 ft.       | 3 ft.       | 32 sq. ft.               | 50 sq. ft.             |
| Pylon Sign                | 15 ft.       | 10 ft.      | 40 sq. ft.               | 50 sq. ft.             |
| 101 or More feet          |              |             |                          |                        |
| Ground Sign               | 10 ft.       | 3 ft.       | 40 sq. ft.               | 100 sq. ft.            |
| Pylon Sign                | 15 ft.       | 10 ft.      | 50 sq. ft.               | 100 sq. ft.            |

**TABLE 2. COMMERCIAL ZONE - WALL SIGN LIMITATIONS**

| Establishment size in lineal feet of building fronting on a public street. | Maximum signage   |
|--|---|
| 0 feet to 50 feet  | 1½ square feet of sign area per lineal foot of building.  |
| 51 to 100 feet   | 75 square feet plus 1 additional square foot of sign area for each lineal foot of building in excess of 50 feet.    |
| greater than 100 feet  | 125 square feet plus .5 additional square feet of sign area for each lineal foot of building in excess of 100 feet. |

**E. Industrial Districts.** The following types of signs are permitted in the I-1 and PID industrial districts:

1. **WALL SIGN.** The area of a sign intended for identification of a specific building shall not exceed two percent (2%) of the total area of the wall to which it is attached or a maximum area of one hundred (100) square feet. Such signs shall be permanently attached to or constructed as part of the building or erected on a marquee, and shall not extend above the roof line of the building to which they are attached.

2. **FREESTANDING, GROUND OR PYLON SIGN:** One ground or pylon sign for identification of each building may be placed in the front yard setback area. No sign shall be located nearer the front lot line or side lot line than one-half (½) the required yard setback. The sign shall not exceed an area of forty-eight (48) square feet in area.

Freestanding signs shall not exceed a height of ten (10) feet from the ground level provided, however, that a higher height may be authorized as a matter for Zoning Board of Appeals decision pursuant to Section 603 of the Michigan Zoning Enabling Act, Michigan Public Act 110 of 2006, as amended. In considering such authorization, the Board of Appeals shall consider the following standards:

- a. whether a sign of a taller height is necessary for the sign to be visible and to achieve its intended purpose:
- b. the height and size of principal and accessory buildings and structures and also other signs located on properties which are adjoining or in the same general neighborhood;

- c. whether the sign will adversely affect the view of any adjoining properties; and
  - d. the general visual effect of the taller sign.
3. **INDUSTRIAL PARK IDENTIFICATION SIGN**, in addition to the above, one (1) sign may be erected at each industrial park entrance to identify the park and the industries within. Such signs may be a freestanding or attached to a wall or fence and shall be appropriately landscaped.
4. **BILLBOARDS**. Billboards are permitted where the erection or maintenance of same will not unreasonably affect the proper use of adjoining property, at least two hundred (200) feet from a freeway right-of-way line and one hundred (100) feet from any other right-of-way line; not exceeding a sign area of three hundred (300) square feet subject to Planning Commission approval for an initial period of up to sixty (60) months; renewal for a period not to exceed thirty-six (36) months is allowed subject to Planning Commission approval. Total height of the sign structure may not exceed thirty-five (35) feet. Every billboard shall be a minimum one thousand (1,000) feet from any other billboard.
5. **REAL ESTATE SIGN**, one (1) per premises or building and located on same premises or building only while said real estate is actually on the market for sale, rent, or lease; not exceeding

- thirty-two (32) square feet in area.
6. **POLITICAL SIGN**, one (1) per candidate or issue per street frontage, two (2) on corner lots or parcels, and one (1) where frontage faces on a single road; not exceeding thirty-two (32) square feet in area and complying with the standards in Section 22.11.
7. **TEMPORARY SIGN**, one (1) per premises or building advertising a special event, open house, or community activity can be displayed for a period not to exceed thirty (30) days.
8. **TEMPORARY COMMUNITY EVENT BILLBOARD**, one (1) community event billboard per event per street frontage, which shall not be erected more than thirty (30) days prior to the event and which shall be removed immediately on the day following the event. All community event billboards must obtain a permit. No community event billboard shall exceed one hundred (100) square feet in area; or net (10) feet in height. All community event billboards must be setback a minimum of fifteen (15) feet from the roadway. No colored, flashing, or glaring lights shall be allowed.

**Sec. 22.14 NON-CONFORMING SIGNS**

- A. Intent.** It is the intent of this Article to encourage eventual elimination of signs that, as a result of the adoption of this Article, become non-conforming. It is considered as much a subject of health, safety, and welfare as the prohibition of new signs in violation of this Article. It

is the intent, therefore, to administer this Article to realize the removal of illegal non-conforming signs while recognizing the established rights of private property owners.

**B. Continuance.** A non-conforming sign may be continued, and shall be maintained in good condition. A non-conforming sign may receive normal maintenance and its message may be changed, but shall not be:

1. replaced by another sign, except one that conforms to the provisions of this chapter.
2. structurally altered so as to prolong the life of the sign.
3. expanded or relocated.
4. re-established after damage or destruction, if the estimated expense of reconstruction exceeds 50% of the estimated replacement cost.

**C. Removal.** A non-conforming sign shall be removed:

1. if the Zoning Administrator finds that the sign is abandoned, as defined in his Article.
2. in connection with the redevelopment of the property or expansion of the existing use or building by 25% or more.
3. if required by the Planning Commission in connection with approval of a Special Use Permit for the property.