

# PERMIT FOR SIGN

## City of Ecorse

MICHIGAN

DEPARTMENT OF BUILDING

.....19..... Bond No..... Fee \$..... Permit No.....

- Projecting Sign
- Flat Wall Sign
- Horizontal
- Vertical

- Ground Sign
- Roof Sign
- Signboard
- Billboard

- Illuminated
- Non-Illuminated
- Reflector

Sign Erector..... Address.....

Manufacturer..... Address.....

Owner of Sign..... Address.....

Sign to be erected at No.....

Between..... and.....

Material..... Gauge..... Approximate Weight.....

Length.....ft. Projects Beyond Curb.....ft. Distance back from sidewalk line.....ft.

Height of bottom above Grade.....ft. Height of Sign.....ft. Area in Sq. Ft.....

Wording.....

Permission is hereby granted for the erection of the sign above mentioned at the location stated.

Permission is granted on the express condition that the sign shall conform in all respects to the ordinance of the City of Ecorse, relating thereto, and will be revoked upon the violation of these ordinances or the signed specifications on file in the office of the Department of Building.

**NOTE:** The sign erector must show this permit upon request.

Per.....

.....  
*Building Inspector*

REPRESENTATIVE MAJOR PLANT TYPES (1)

(continued)

<u>Type</u>	<u>(2) Minimum Size Allowable</u>	<u>(4) Minimum On-Center Spacing</u>	<u>(5) Maximum On-Center Spacing</u>
Hydrangea	3' height	3 ft.	6 ft.
Beauty Bush	4' height	4 ft.	6 ft.
Privet	3' height	3 ft.	6 ft.
Mock-Orange	4' height	4 ft.	8 ft.

Footnotes to the above major plant types list:

- (1) Under certain conditions, soft wooded trees will be permitted (i.e., willows, poplars, aspen, soft maples, etc.) only upon approval of the reviewing agency. Under no circumstances will these trees be permitted where damage to persons or property might occur.
- (2) Plantings elevated on earth berms may be reduced in size by one-half inch caliper (1/2") or one foot height (1 ft.) for every two (2) feet of berm elevation above natural grade.
- (3) Caliper readings on main stem twelve inches (12") above ground level.
- (4) In order to promote design creativity, plant spacing may be varied only upon approval by the Planning Commission or City Council.
- (5) Maximum on-center spacing may be used when plant sizes exceed "Minimum Size Allowable" by one-half (1/2) foot increments in height or one (1) inch increase in caliper reading.

SEC. 1409. SIGNS:

- a. The following conditions shall apply to all signs erected or located in any use district.
  - (1) All signs shall conform to all codes and ordinances of the City of Ecorse, and where required, shall be approved by the Building Inspector and a permit issued.
  - (2) No sign, except those established and maintained by the City, County, State, or Federal governments, shall be located in, project into, or overhang a public right-of-way or dedicated public easement.

USE DISTRICT

REQUIREMENTS

- B-1 Districts - For each office building, one (1) wall sign and/or one (1) freestanding sign indicating the name of the building not exceeding eighteen (18) square feet in area.
- B-1 Districts - Freestanding signs shall not be over six (6) feet in height.
- B-1 and P Districts - No sign shall project beyond or overhang the wall, or any permanent architectural feature, by more than one (1) foot, and shall not project above or beyond the highest point of the roof or parapet. Building signs shall not exceed twenty (20) percent of the face of the building.
- B-1 and B-2 Districts - Freestanding, accessory signs or advertising pylons shall not be placed closer than one hundred (100) feet to any adjacent residential district.
- B-1, B-2, and "I" Districts - Freestanding, accessory signs may be located in the required front yard.
- "I" Districts - Freestanding, accessory signs or advertising pylons shall not be placed closer than two hundred (200) feet to any adjacent residential district.
- B-2 and "I" Districts - Freestanding, accessory signs shall not be over three hundred (300) square feet in area. Building signs in B-2 Districts shall not exceed twenty (20) percent of the face of the building. Building signs in "I" Districts shall not exceed twenty (20) percent of the face of the building.
- B-1 Districts - Freestanding, accessory signs or advertising pylons shall not be over one hundred (100) square feet in area.
- "I" District - Non-accessory signs shall be permitted but shall be spaced no closer than 1,000 feet between signs on the same side of the right-of-way.
- "I" District - Freestanding, non-accessory signs, not to exceed, three hundred (300) square feet in area are allowed but shall comply with all requirements of ARTICLE XII, "SCHEDULE OF REGULATIONS" of this Ordinance.

USE DISTRICT

REQUIREMENTS

"WM" District

- Same as the B-1 and B-2 Districts.

"P" District

- Same as the B-1 District.

SEC. 1410. EXTERIOR LIGHTING.

All lighting for parking areas or for the external illumination of buildings and uses shall be directed from and shall be shielded from adjacent residential districts, and shall also be so arranged as to not adversely affect driver visibility on adjacent thoroughfares.

SEC. 1411. CORNER CLEARANCE:

In all districts no fence, wall, shrubbery, sign, or other obstruction to vision above a height of thirty (30) inches from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection.

SEC. 1412. WALLS:

- a. For those Use Districts and uses listed below there shall be provided and maintained on those sides abutting or adjacent to a residential district an obscuring wall as required below:

USE

REQUIREMENTS

- |  |  |
|--|--|
| (1) P Vehicular Districts  | - 6'- 0" high wall.  |
| (2) Off-Street Parking Area<br>(Other than P Districts)                                  | - 6'- 0" high wall.  |
| (3) B-1 and B-2 Districts  | - 6'- 0" high wall.  |
| (4) "I" Districts (open storage<br>areas, loading and unloading<br>areas, service areas) | - 8' - 0" high wall. See<br>ARTICLE IX, Section 901,<br>paragraph a. |

- b. Required walls shall be located on the lot line except where underground utilities interfere and except in instances where this Ordinance requires conformance with front yard setback lines in abutting Residential Districts. Required walls may, upon approval of the Board of Appeals, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block will be a major consideration of the Board of Appeals in reviewing such request.

- c. Such walls and screening barrier shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this Ordinance and except such openings as may be approved by the Chief of

- (e) The surface area of a sign shall include all exterior surfaces of the sign computed in square feet. In the case of a wall-mounted or graphic sign with open spaces between the letters, the total surface area shall be measured by multiplying the average height of individual letters by the distance between the outer edges of the two (2) furthest letters.
  - (f) No sign shall project above or be mounted on a roof.
  - (g) The repainting and preventive maintenance of signs shall not be considered an alteration requiring a zoning compliance permit.
  - (h) Single-family detached and two-family dwellings shall be permitted to have one nameplate not exceeding two (2) square feet in area indicating the name of the occupant. Such signs shall not require a zoning compliance permit.
  - (i) Where possible, the inclusion of the Frenchman's Cove logo illustrated in the Frenchman's Cove Design Guidebook on private signs shall be encouraged.
- (3) Sign Requirements For All Structures Except Single-Family Detached Dwellings
- (a) Each structure shall be permitted one (1) accessory freestanding ground or monolith sign and one (1) of the following additional accessory sign types: wall-mounted, projecting, or graphic. For multiple uses such as shopping centers, office complexes, and mixed use developments, the Planning Commission may permit one (1) wall-mounted, projecting or graphic accessory sign for each individual use within the development.
  - (b) Structures which abut more than one public street shall be permitted one (1) additional accessory freestanding ground or monolith sign located along such abutting public street.
  - (c) Accessory freestanding ground signs shall not exceed a height of four feet and total surface area of forty-five (45) square feet for a single face sign and ninety (90) square feet for signs of two (2) or more faces.
  - (d) Accessory freestanding monolith signs shall not exceed a height of fifteen (15) feet, a width of three (3) feet and an total surface area of one hundred eighty (180) square feet provided no single sign wall face exceed forty-five (45) square feet.
  - (e) Wall-mounted or graphic signs shall not exceed one (1) square foot for each lineal foot of building frontage, provided that such signs shall not exceed a total surface area of one hundred (100) square feet. Wall-mounted or graphic signs shall not project outward from the wall more than one (1) foot.

- (f) Projecting signs shall not exceed a total surface area of twenty (20) square feet for a single face sign and forty (40) square feet for signs of two (2) or more faces. Projecting signs shall not be attached to a wall at a height of less than eight (8) feet nor project outward a distance of more than ten (10) feet.

(4) Prohibited Signs

- (a) Flashing, animated or moving signs other than those signs which convey noncommercial information such as time and temperature requiring periodic change.
- (b) Exterior spinners, streamers, or string lights except those used for holiday decorations.
- (c) Any sign not permanently anchored to the ground or building except those signs used to temporarily advertise land or buildings for rent, lease, or sale.
- (d) Any sign which is not electrically or structurally safe.

g. Exterior Lighting - The requirement for exterior lighting is intended to protect the security and safety of pedestrians and motorists using public plazas, pedestrian corridors, off-street parking areas and other spaces open to the public located on private property. This section is also intended to regulate the spillover of light and glare on operators of motorized and nonmotorized vehicles, pedestrians, and land uses in the proximity of the light source.

- (1) Whenever plazas, pedestrian corridors, off-street parking areas, and other spaces open to the public are provided on private property, the site plan shall incorporate exterior lighting concepts as set forth in the Frenchman's Cove Design Guidebook and the provisions of this Ordinance.
- (2) The site plan shall illustrate the location and type of lighting fixtures, amount of illumination provided, and direction of illumination.
- (3) Exterior lighting shall provide sufficient illumination to ensure public safety and security.
- (4) Exterior lighting shall be located and directed in a manner which does not produce a glare which is a nuisance to nearby land uses or a safety hazard to motorized and nonmotorized vehicles or pedestrians.
- (5) Selection of exterior lighting fixtures similar to those illustrated in the Frenchman's Cove Design Guidebook is encouraged.

SHEET NO.

4  
2  
3  
4  
5  
6  
CP-6  
CS-1

SIGNS AND MAILBOXES

All signs and mailboxes requiring relocation due to construction shall be salvaged and reset immediately in a temporary location. Signs and mailboxes shall be finally set by the Contractor in a location designated by the Engineer, upon completion of fine grading in the section involved. This work shall be included in the item of bituminous pavement.

SPRINKLER SYSTEMS

Sprinkler systems disturbed during construction shall be restored. This work will not be paid for separately, but it will be included in the work of bituminous pavement.

PUBLIC UTILITIES

The existing utilities listed below and shown on these plans represent the best information available as obtained on our survey and the information we received from the utility companies. This information does not relieve the Contractor of the responsibility to be satisfied as to its accuracy and the location of existing utilities.

Name of Owner	Kind of Utility
Ameritech (M.B.T.) 4000 Allen Road, Room 101 Allen Park, Michigan 48101 Attn: Ms. Marie McGuffi (313) 389-9872	Telephone
Detroit Edison Company Wayne-Monroe Division 8001 Haggerty Road South Belleville, Michigan 489111 Attn: Mr. Leon Burke (313) 237-9556	Electric
Michigan Consolidated Gas Company 500 Griswold Detroit, Michigan 48226 Attn: Mr. Angel V. Pagan (313) 577-7176	Gas
Wayne County Department of Public Services 415 Clifford Detroit, Michigan 48226 Attn: Mr. Less L. Simonovits (313) 224-7695	Storm Sewer
Tucker, Young, Jackson, Tull, Inc. 565 E. Larned, Suite 300 Detroit, Michigan 48226 Attn: Mr. Mike Lawicki (313) 963-0612*	Water and Sanitary Sewer (City of Ecorse)

3.0 PAVEMENT AND SUBGRADE

3.1 Pavement Removal

When existing pavement, either finished concrete or concrete base course, the concrete shall be

## **ARTICLE 13.00**

# **SIGNS AND OUTDOOR ADVERTISING**

### **Section 13.001 INTENT AND SCOPE OF REGULATIONS**

It is the purpose of this Article to permit and to establish regulations for the use of signs and other outdoor advertising in the City of Ecorse. Through the requirements of this Section, it is intended that signs and outdoor advertising will:

- Create more visually attractive non-residential districts;
- Reduce distractions that have the potential to interfere with the orderly flow of traffic and endanger public health and/or safety; confuse or mislead traffic; or obstruct vision necessary for both traffic and pedestrian safety;
- Reduce safety hazards caused by signs over-hanging or projecting over rights of way;
- Avoid the negating effect of adjacent signs and prevent the placement of signs in a manner that will conceal or obscure other signs on adjacent sites;
- Prevent an excessive accumulation of signs that cause visual clutter and have an adverse effect upon the aesthetic character of the zoning district in which they are located and upon the overall aesthetic character of the City
- Maintain neighborhood character and retain the value of surrounding properties.
- Keep the number of signs and sign messages to a minimum number that is reasonably necessary to identify a business and its products;
- Foster a reasonable scale with respect to the buildings or property to which they relate;
- Avoid conflict among business, residential and public land uses.

### **Section 13.002 PROHIBITED SIGNS**

- a. Any sign not specifically allowed within a zoning district as stated within these regulations shall be prohibited in that zoning district.
- b. A sign containing any of the following characteristics shall be expressly prohibited in any zoning district in the City:

1. **Distracting design**

A sign that copies or imitates or in any way approximates an official highway sign or carries the words "stop" or "danger," or any sign that obscures a sign displayed by a public authority for the purpose of giving traffic instruction or direction or other public information.

2. **Flashing**

A flashing sign that displays intermittent lights or lights of changing degrees or intensity unless each interval in the cycle is five (5) seconds or more and the sign does not constitute a traffic hazard.

3.     **Obstructive**  
A sign that obstructs any window or door opening used as a means of egress or prevents free passage from one part of a roof to any other part thereof. A sign that interferes with an opening required for legal ventilation.
4.     **Glare**  
A sign or illumination that causes any direct glare into or upon any building other than the building to which the sign may be accessory.
5.     **Motion**  
A sign or any portion thereof that moves or assumes any motion constituting a non-stationary condition except currently licensed vehicles and trailers that have painted upon them in a permanent manner the name and address of the owner.
6.     **Abandoned**  
A sign that is considered abandoned or obsolete as defined in this ordinance. Abandoned signs are subject to the regulations in Section 13.007.
7.     **Traffic hazard**  
A sign that is of a size, location, content, coloring, or manner of illumination that may be used with or construed as a traffic control device. A sign that hides from view any traffic or street sign or signal or that obstructs the view in any direction at a street or road intersection.
8.     **Obscene**  
A sign that portrays specified anatomical areas or specified sexual activities, as defined in this ordinance, or that contains statements, words, or pictures of an obscene pornographic or immoral character.
9.     **Fence**  
A sign that is painted on or attached to any fence or any wall that is not structurally a part of a building, except to identify a residence in compliance with Section 13.004.
- 10    **Nuisance**  
A sign that emits sound, odor, or visible matter shall be considered a public nuisance.
11.    **Projecting**  
A projecting sign, not otherwise permitted.

**12. String lighting**

Exterior string lights used in connection with a commercial activity, other than seasonal or holiday decoration. Displays sponsored by a governmental jurisdiction are allowed.

**13. Roof Sign**

A sign extending above a roof parapet or other architectural feature. For purposes of this requirement, roof surfaces constructed at an angle of seventy-five (75) degrees or more from horizontal shall be regarded as wall space. This subsection shall not apply to noncommercial displays, including lighting, erected in connection with the observation of holidays on the roofs of residential structures

**Section 13.003 REQUIREMENTS FOR ALLOWABLE SIGNS**

On-premises signs shall be allowed consistent with the requirements of this Ordinance. The following conditions shall apply to any on-premises sign erected or located in any zoning district.

**a. Compliance**

All signs shall conform to all codes and ordinances of the City of Ecorse, and where required, shall be approved by the Building Inspector and a permit issued.

**b. Height**

No sign otherwise permitted shall project above or beyond the maximum height limitation of the use district in which located, except that for a planned commercial or shopping center development involving three (3) acres or more under one (1) ownership, the Board of Appeals may modify the height limitation.

**c. Directional Sign**

All directional signs required for the purpose of orientation, when established by the City, County, State or Federal government, shall be permitted in all use districts.

**d. Subdivision/Non-accessory Sign**

A non-accessory sign shall be permitted only in I-1 and I-2 Industrial Districts in a manner consistent with Section 13.005; except that a non-accessory sign pertaining to real estate development location within the City and designed to promote the sale of lots or homes within a residential development located within the City may be permitted on a temporary basis in any use district, but shall not be located upon land unless such land is part of the development being advertised for sale and shall be subject to the requirements and conditions of all codes and ordinances of the City and approved by the Planning Commission on an approved site plan.

**e. Real Estate**

A sign used for advertising land or buildings for rent, lease, and/or for sale shall be permitted when located on the land or building intended to be rented, leased, and/or sold.

**f. Placement**

**1. Public Right-of-Way**

No sign, except those established and maintained by the city, county, state or federal government, shall be located within, project into, or overhang a public right-of-way, except as otherwise allowed herein.

**2. Setbacks**

Any sign shall comply with the setback requirements for the Zoning District in which it is located as stated in the City Zoning Ordinance, except as otherwise allowed herein.

**3. Fastenings**

Any sign must be erected in such a manner and with such materials to remain safe and secure during the period of use and all bolts, cables, and other parts of such sign shall be kept painted and free from corrosion. No sign may be placed upon a tree or utility pole, except signs of a unit of government or utility.

**4. Support Location**

No pole, cable or support of any nature shall be placed on any publicly-owned property, street right-of-way, or proposed street right-of-way.

**5. Proximity to Electrical Conductors**

No sign shall be erected so that any part, including cables, guys, etc., will be within ten (10) feet of any electrical conductor, electric light pole, street lamp, traffic light, or other public utility pole or standard.

**6. Sanitation**

Property surrounding any ground sign shall be kept clean, sanitary and free from obnoxious and offensive substances, free from weeds, rubbish, and flammable material.

**7. No Obstruction**

All signs shall comply with Section 14.008 and Section 14.009 regarding obstruction and clearance.

**g. Illumination**

A sign may be illuminated only by steady, stationary, shielded light sources using approved electrical devices directed solely at the sign, or internal to it, subject to the following:

1. **Timer Controls**

Each illuminated sign shall be equipped with and controlled by a functional timer control. No sign shall be illuminated after 11:00 PM or one-half (1/2) hour following the close of the business day, whichever is later. No sign shall be illuminated before 6:00 AM, or one-half (1/2) hour prior to the beginning of the business day, whichever is earlier.

2. **Non-Glare, Shielded Lighting**

Use of glaring undiffused lights or bulbs shall be prohibited. Lights shall be shaded and/or shielded so as not to project onto adjoining properties or thoroughfares.

3. **Traffic Hazard**

Sign illumination that could distract motorists or otherwise create a traffic hazard shall be prohibited.

4. **Bare Bulb Illumination Prohibited**

Illumination by bare bulbs or flames is prohibited.

h. **Temporary Sign**

One (1) temporary or portable sign or aerial balloon per non-residential zoning lot may be allowed for a period not to exceed forty-five (45) days in a six (6) month period.

**Section 13.004 ZONING DISTRICT REQUIREMENTS**

One (1) on-premises freestanding sign may be located in the required front yard of each non-residential site in compliance with these regulations and the requirements stated for the appropriate zoning district below:

**ZONING DISTRICT**

**REQUIREMENTS**

"R" Districts -

One (1) identification sign for each dwelling unit not to exceed two (2) square feet in area, indicating name of occupant.

One (1) monument sign per entryway may be allowed for each residential development or subdivision not to exceed six (6) feet in height.

One (1) identification sign not to exceed ten (10) square feet for structures other than dwelling units, except a church bulletin board, not to exceed eighteen (18) square feet.

One (1) election sign per dwelling unit not to exceed twelve (12) square feet in area.

- R-M Districts -** One (1) identification sign for rental and/or management offices, sign not to exceed six (6) square feet.
- R-1 Districts -** One (1) sign indicating the name of multiple housing projects shall be permitted subject to site plan approval by the Planning Commission provided that no such sign shall be located closer than one hundred (100) feet to any property line in any adjacent single family district.
- B-1 Districts -** One (1) sign for each office unit occupying a building. For each office building, one (1) wall sign and/or one (1) freestanding sign indicating the name of the building not to exceed eighteen (18) square feet in area. No freestanding sign shall exceed six (6) feet in height.
- B-1 and**
- PSP Districts -** No sign shall project beyond or overhang the wall, or any permanent architectural feature, by more than one (1) foot, and shall not project above or beyond the highest point of the roof or parapet. Wall signs shall not exceed twenty (20) percent of the face of the building.
- B-1 and**
- B-2 Districts-** One (1) freestanding sign per zoning lot that shall not be placed closer than one hundred (100) feet to any adjacent residential district.
- B-1, B-2, B-3 and**
- "I" Districts -** One (1) freestanding sign may be located in the required front yard of any zoning lot. The freestanding sign shall not be placed closer than two hundred (200) feet to any adjacent residential district. Auxiliary signs may be approved subject to conditions stated in these regulations and site plan approval by the Planning Commission.
- B-2, B-3 and**
- "I" Districts-** One (1) freestanding sign per zoning lot that shall not be over three hundred (300) square feet in area. A building sign shall not exceed twenty (20) percent of the face of the building and shall be limited to (2) building faces.
- B-1 District -** One (1) freestanding that shall not be over one hundred (100) square feet in area.
- "I" District -** One (1) non-accessory sign shall be permitted consistent with the requirements of Section 13.005.

One (1) freestanding sign, not to exceed three hundred (300) square feet in area is allowed and shall comply with all requirements of Article 8.00 "SCHEDULE OF REGULATIONS" of this Ordinance and shall be subject to site plan review.

"WM" District            Same as the B-1 and B-2 Districts.  
PSP District             Same as the B-1 and B-2 Districts

### **Section 13.005    NON-ACCESSORY OR BILLBOARD SIGN**

Any non-accessory or billboard sign shall comply with the following requirements:

**a.    Special Use in Zoning Districts**

The erection and commercial for profit operation of any non-accessory sign or billboard in the B-3, I-1 and I-2 Industrial districts, shall require special use approval per Article 12.00, conditioned upon the terms of this section, state law and other City Ordinances or codes. Following the approval a permit may be granted, subject to compliance with all of the standards of this Section.

**b.    Allowable Zoning Districts**

Non-accessory signs or billboards are allowed as a principle use subject to special use approval in non-residential zoning districts abutting freeways on premises where no other principle structure exists.

**c.    Location**

A non-accessory sign or billboard shall be constructed so that its principal view is fully screened from an interchange area involving merging traffic. Any non-accessory sign or billboard shall comply with both of the following:

- Shall be located at least five hundred (500) feet from any residentially zoned area, historic district, or outdoor park/recreational facility; and
- The premises must have an easement to a public road so that access is provided for maintaining and servicing the sign.

**d.    Non-accessory or Billboard Construction Details**

A non-accessory sign or billboard shall be constructed according to all adopted building codes and zoning regulations that may apply to it and the surrounding premises.

**e.    Height**

A billboard shall comply with all of the following height requirements:

- Shall not exceed forty (40) feet in height above the median ground level within a five hundred (500) feet radius of the site, and,
- Shall be prohibited from:
  - Extending above the building line, tree line or horizon when viewed from any

- portion of the roadway that it faces;
- Locating on or over the roofs of buildings; and;
- Projecting over any public easement or right-of-way.

**f. Surface Display Area**

A billboard shall not exceed Michigan Department of Transportation (MDOT) specifications for surface display area and shall be limited to two (2) faces. Faces may not be joined horizontally or vertically.

**g. Spacing and Setbacks**

A billboard shall not exceed MDOT specifications for spacing and setback requirements:

- A minimum of one hundred (100) feet between any non-accessory advertising sign and any allowable on-premise sign; and
- At least five hundred (500) feet from any park, school, church, hospital, cemetery, or government building.

**h. Setback**

Non-accessory signs or billboards shall comply with all minimum setback requirements for a structure in the zoning district in which they are located.

**i. Sign Face Limitations**

A non-accessory sign or billboard shall be prohibited from having moving, flashing, oscillating or other distracting parts visible to drivers or vehicles.

**j. Illumination**

No non-accessory or billboard sign may be illuminated unless all of the following conditions are met:

- Illumination must be directed in such a manner that all incidental light generated falls on the sign face;
- All lights must be shielded such that the light is not visible to traffic or surrounding homes, businesses, or vegetation;
- The intensity of the lighting shall be low enough and a color such that the reflected lights from the sign does not create a traffic hazard nor interfere with the normal vegetation growth on the billboard site; and
- Billboards within view of any residential structure or residentially zoned property may not be illuminated between the hours of 10:00 P.M. and 6:00 A.M.

**k. Temporary Non-use**

Any non-accessory sign or billboard when not in use for commercial purposes shall provide a display view that is consistent with surrounding City scenery, or a Public Service Display.

**l. Identification Plate**

The framework, foundations or superstructure of the billboard shall have a metal

identification plate firmly attached thereto.

**m. Maintenance and Unsafe Conditions**

Any billboard that collapses, topples or disintegrates shall be made safe or the site shall be cleared of the debris within thirty (30) calendar days.

**n. State Compliance Required**

All billboards shall comply with all requirements and conditions of "The Highway Advertising Act of 1972", P.A. 106 of 1972 as amended.

**Section 13.006 NONCONFORMING SIGNS**

**a. Continuance**

Any sign lawfully existing at the time of the adoption of this Article that does not fully comply with all provisions shall be considered a legal non-conforming sign and may be permitted to remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare of the community except as herein provided.

**b. Allowed Modifications**

A nonconforming sign shall not be altered or reconstructed, unless the alteration or reconstruction is in compliance with the provisions of this Section. For the purpose of this Section only, the term "altered" or "reconstructed" shall exclude any of the following:

- Normal maintenance;
- Changing of surface sign space to a lesser or equal area,
- Ornamental molding, frames, trellises, or ornamental features or landscaping below the base line;
- The addition, construction, installation, or changing of electrical wiring or electrical devices; and/or
- Backgrounds, letters, figures, or characters, or other embellishments.

**c. Maintenance and Repairs**

Normal maintenance shall be allowed, provided that any nonconforming sign that is destroyed by any means to an extent greater than fifty percent (50%) of the sign's pre-catastrophe fair market value, exclusive of the foundation, shall not be reconstructed. Normal maintenance shall include painting of chipped or faded signs; replacement of faded or damaged surface panels; and/or repair or replacement of electrical wiring or electrical devices.

**d. Nonconforming Changeable Copy Signs**

The message on a nonconforming changeable copy sign or nonconforming bulletin board sign may be changed provided that the change does not create any greater nonconformity.

**e. Substitution Prohibited**

No nonconforming sign shall be replaced with another nonconforming sign.

## **Section 13.007 SIGN MAINTENANCE**

### **a. Maintenance of Signs**

All signs for which a permit is required and all related supports shall be maintained in compliance with the plans and specifications filed and approved for issuance of the construction permit;

- Remain in a safe condition,
- Comply with adopted building and mechanical codes; and
- At all time conform to all the provisions of this Ordinance.

### **b. Responsibility for Compliance**

The owner of any real property on which a sign is located is responsible for the permit, erection, inspection, safety, condition, and removal of a sign and the area in the vicinity thereof.

### **c. Inspection of New Signs**

All signs for which a permit has been issued shall be inspected by the Building Official when erected. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable standards of City Ordinances and Codes.

### **d. Inspection Before Enclosure**

In cases where fastenings or anchorages are to be eventually bricked in or otherwise enclosed, the sign erector shall advise the Building Official for inspection prior to enclosure.

### **e. Inspection of Existing Signs**

Enforcement Officials from the City may, at such times as deemed necessary, inspect any sign allowed under this section, and if upon inspection a sign is found to be unsafe or in a condition that does not comply with all the provisions of this Ordinance, the Building Official shall give notice of such condition to the owner for such sign and cause to be made, the necessary repairs or alterations, or remove the sign.

**f. Correction of Defects**

If the City Enforcement Official shall find that any sign is unsafe or insecure, or is a menace to the public, he/she shall provide written notice to the owner of the premises on which such sign is located.

Correction of the condition that caused the Enforcement Official to give such notice shall be effected within ten (10) days after receipt of the notice. If such condition is not corrected after the conclusion of such ten (10) day period, the Enforcement Official is hereby authorized to cause the sign to be removed forthwith at the expense of the owner. Notwithstanding the foregoing provision, the Building Official is authorized to cause any sign to be removed summarily and without notice, at the expense of the owner of the premises on which such sign is located, whenever he/she determines that such sign is an immediate peril to persons or property.

**g. Removal of Obsolete Signs**

Any sign that no longer identifies a business that is in operation, or identifies an activity or event that has already occurred shall be considered abandoned and shall be removed by the owner of the property within thirty (30) calendar days of the cessation of operation.

**1. Responsibility**

The owner of the property shall be responsible for removal of all signs and sign faces used in conjunction with a business upon vacation of a commercial or industrial establishment.

**2. Pending Occupancy**

Where a sign structure and frame can typically be reused by a new occupant in a leased or rented building, the building owner shall not be required to remove the sign structure and frame in the interim periods when the building is not occupied, provided this period does not exceed 180 calendar days.

**3. Abandoned Message**

If the message portion of a sign is removed or damaged, leaving only the supporting "shell" or structure of a sign, the owner of the property where the sign is located, shall require that within thirty (30) calendar days, either:

- a. The message portion of the sign be repaired or replaced, or
- b. All remaining components of the sign be dismantled and removed.

This subsection shall not be construed to alter the effect of Section 13.006 (e) that prohibits the replacement of a nonconforming sign. Nor shall this subsection be construed to prevent the changing of the message of a sign per Section 13.006 (b).

**Section 13.008 COST RECOVERIES BY CITY**

All costs incurred by the City of Ecorse in the enforcement of this Article or the removal of signs not in compliance with this Article shall become an enforceable lien against the property on which said sign is erected. The owner of said land shall be responsible for all costs related to enforcement, removal, and legal expenses. Costs may be collected by any means legally available to the City.