

**Resolution No. 08-0247
CITY OF ROMULUS
WAYNE COUNTY MICHIGAN**

CHAPTER 29 SIGNS OF THE CODE OF ORDINANCES

An Ordinance to amend the City of Romulus, Michigan Code of Ordinances by completely revising Chapter 29 Signs.

THE CITY OF ROMULUS HEREBY ORDAINS:

SECTION 1: That Chapter 29 ENTITLED SIGNS be completely repealed and replaced with the following:

CHAPTER 29

Sec. 29-1 PURPOSE.

The purpose of this Chapter is to regulate signs within the City of Romulus. The regulations and standards of this Chapter are intended to be content neutral and are considered the minimum amount necessary to achieve a substantial government interest for public safety, aesthetics, and protection of property values. These objectives are accomplished by establishing the minimum amount of regulations necessary concerning the size, placement, construction, illumination, and other aspects of signs in the City so as to:

- A. protect the public right to receive messages and information protected by the First Amendment of the U.S. Constitution;
- B. recognize that the principal intent of commercial signs is for identification of an establishment on the premises, and not for advertising off-premise activities;
- C. recognize that the proliferation of signs unduly distracts motorists and non-motorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents;
- D. prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair;
- E. enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs;
- F. prevent placement of signs which will conceal or obscure signs of adjacent uses;
- G. prevent off-premise advertising signs from conflicting with land uses;
- H. preserve and improve the atmosphere of the City by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings;

- I. prohibit most portable commercial signs in recognition of their significant negative impact on traffic safety and aesthetics; and
- J. preserve the spirit and intent of the Master Plan of the City of Romulus.

Sec. 29-2 DEFINITIONS.

The following words, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

ACCESSORY USE means incidental to the principal use of the building or land.

ACCESSORY SIGN means a sign that pertains to the use of the premises on which it is located.

ANIMATED SIGN means a sign which uses lights, moving parts, or other means to depict action, create an image of a living creature or person, or create a special effect or scene.

AWNING SIGN means a sign which is painted on, printed on, or attached flat against the surface of an awning constructed of fabric material.

BACK LIT SIGNS: means a sign that is illuminated by an internal light source or lighting behind the sign lettering. An example of a back lit sign is a monument sign that is illuminated by several fluorescent bulbs that are located within the sign cabinet.

BANNER SIGN means a sign made of fabric, cloth, paper, or other non-rigid material that is typically not enclosed in a frame.

BILLBOARDS: See "**OFF-PREMISES ADVERTISING SIGN.**"

CANOPY SIGN means a sign which is painted on, printed on, or attached flat against the surface of a canopy constructed of rigid material such as plastic or metal.

CHANGEABLE MESSAGE SIGN means a sign on which the message is changed mechanically, electronically or manually, including time/temperature signs. An *Electronic Message Reader Board (ERB)* is a type of changeable message sign and means that part of a sign that has a message board that can be electronically programmed to display information.



Changeable Message Sign

COMMUNITY SPECIAL EVENT SIGN means a sign, banner, decorations or displays celebrating a traditionally-accepted patriotic or religious holiday, or special municipal or school activities.

DIRECTIONAL SIGN means a sign installed to direct traffic flow, regulate traffic operations and provide information in conformance with the Michigan Manual of Uniform Traffic Control Devices.

DISPLAY SIGN means a structure or device that is arranged, intended, designed or used as an advertisement, announcement or direction.

ENTRANCEWAY SIGN means a sign which marks the entrance to a subdivision, apartment complex, condominium development, industrial park or other development complex.

ERECT means to build, construct, attach, hang, place, suspend or affix.

FLASHING SIGN means a sign which contains an intermittent or sequential flashing light source.



FRONT LIT SIGNS: means a sign that is illuminated by an external light source. An example of a front lit sign is a monument sign that is illuminated by a spot light that is located several feet in front of the sign.

GASOLINE PRICE SIGN means a sign which is used to advertise the price of gasoline. In the event that the brand identification sign is attached to or is a part of the sign advertising price, that portion of the sign used for advertising price shall be considered the gasoline price sign.

GROUND OR MONUMENT SIGN means a three-dimensional, base-mounted freestanding display sign, that is supported by uprights or braces in or upon the ground surface or mounted on a base, and consisting of two (2) or more sides extending up from the base, and upon which a message, business, group of businesses or center name is affixed.



ILLEGAL SIGN means a sign which does not meet the requirements of this Chapter and which has not received legal non-conforming status.

INCIDENTAL SIGN means a small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises. Examples of incidental signs include credit card signs, signs indicating the hours of business, no smoking signs, signs used to designate bathrooms, and signs providing information on credit cards and business affiliations.

INCOMBUSTIBLE MATERIAL means any material which will not ignite at or below a temperature of twelve hundred (1200) degrees Fahrenheit and will not continue to burn or glow at that temperature.

MANSARD means a slope roof or roof-like facade. Signs mounted on the face of a mansard roof shall be considered wall signs.

MARQUEE means a permanent roof-like structure or canopy, supported by and extending from the face of the building.



MARQUEE SIGN means a display sign attached to or hung from a theater, performing arts or other similar use marquee, canopy or other covered structure projected from and supported by the building and extending beyond the building wall, or street lot line.

MOVING SIGN means a sign in which the sign itself or any portion of the sign moves or revolves. A "rotating sign" is a type of moving sign. Such motion does not refer to the method of changing the message on the sign. Moving signs include any sign which has any visible moving parts, visible revolving parts, visible mechanical movement, or other visible movement achieved by electrical, electronic, or mechanical means, including intermittent electric pulsations or movement caused by normal wind current.

MOVING IMAGE SIGN means an electronic changeable message sign that includes the presentation of computerized animation, pictorials and graphics on a displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes. This does not include signs that indicate only time, temperature, or date or a flashing sign.

MURAL means a design or representation which is painted or drawn on the wall of a structure and which does not advertise a business, product, service, or activity.

NAMEPLATE means an on-premises identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.

NEON SIGN: means a sign consisting of glass tubing, filled with a gas such as neon, which glows when electric current is sent through it.

NON-CONFORMING SIGN means:

1. A sign which is prohibited under the terms of this Chapter, but was erected lawfully and was in use on the date of enactment of this Chapter, or amendment thereto.
2. A sign which does not conform to the requirements of this Chapter, but for which a variance has been granted.

OBSOLETE SIGN means a sign that advertises a product that is no longer made or that advertises a business that has closed.

OFF-PREMISES ADVERTISING SIGN means a sign which contains a message unrelated to a business or profession conducted or unrelated to a commodity, service, or activity sold or offered upon the premises where such sign is located. A "**BILLBOARD**" is a type of off-premises advertising sign.

ON-PREMISES ADVERTISING SIGN means a sign which contains a message related to a business or profession conducted or related to a commodity, service, or activity sold or offered upon the premises where the sign is located.

PARAPET means the extension of a false front or wall above a roof line. Signs mounted on the face of a parapet shall be considered wall signs.

POLE OR PYLON SIGN means a type of freestanding sign that is elevated above the ground on poles or braces and not attached to any building or other structure.



Pole Sign

POLITICAL SIGN means a sign expressing a political opinion or message or relating to matters to be voted on in a local, state, or national election or referendum.

PORTABLE OR MOVABLE SIGN means any sign of light construction capable of being moved from one location to another, whether or not it is permanently attached to the ground or structure, used for directing attention to a business, commodity, service or entertainment that is conducted, sold or offered on the premises. This includes hot-air and gas filled balloons, pennants, streamers, ribbons, pinwheels, searchlights and signs mounted on a portable structure, including those with wheels.

POSTER PANEL SIGN means a sign that is used to draw attention to matters that are temporary in nature, such as sales or a menu. "A" frame or sandwich signs are types of poster panel signs.



Poster Panel Sign

PROJECTING SIGN means a sign other than a flat wall sign that is affixed to a building or structure, other than a marquee, and any part of which extends more than twelve (12) inches beyond the building wall.

PUBLIC SIGN means a sign erected in the public interest by or upon orders from a local, state, or federal public official. Examples of public signs include: legal notices, safety signs, traffic signs, memorial plaques, signs of historical interest, and similar signs.

REAL ESTATE SIGN means an on-premises temporary sign which makes it known that real estate upon which the sign is located is for sale, lease, or rent.

REAL ESTATE DEVELOPMENT SIGN means a temporary sign that is designed to promote the sale or rental of lots, homes, or building space in a real estate development (such as a subdivision or shopping center) that is under construction on the parcel on which the sign is located. The sign may also identify the designer, contractors and subcontractor, and material suppliers participating in construction on the property on which the sign is located.

ROOF LINE means the top edge of a roof or building parapet, whichever is higher, excluding cupolas, pylons, chimneys, or similar minor projections.

ROOF SIGN means a display sign that is erected, constructed, and maintained above the roof line of a building.

SANDWICH SIGN: See "POSTER PANEL SIGN".

SIGN means any device, structure, fixture, or placard which uses words, numbers, figures, graphic designs, logos or trademarks for the purpose of informing or attracting the attention of persons. Unless otherwise indicated, the definition of "sign" includes interior and exterior signs which are visible from any public street, sidewalk, alley, park, or public property, but not signs which are primarily directed at persons within the premises upon which the sign is located.



Roof Sign

SURFACE means the part of the sign upon, against or through which the message is displayed or illustrated.

TEMPORARY SIGN means a display sign, banner or other advertising device not constructed or intended for long term use constructed of cloth, canvas, paper, fabric or other light temporary material, with or without a structural frame, intended for a limited period of display.

VEHICLE SIGN means a sign painted or mounted on the side of a vehicle, including signs on the face of a truck trailer.

WALL SIGN means a display sign attached parallel to the wall of a building. Painted signs, signs which consist of individual letters, cabinet signs, and signs mounted on the face of a mansard roof or parapet shall be considered wall signs. Permanent signs which are not affixed directly to a window or are positioned next to a window so that they are visible from the outside shall also be considered wall signs.

WINDOW SIGN means a sign located in or on a window or glass door which is intended to be viewed from the outside.

Sec. 29-3 SCOPE OF REQUIREMENTS.

It shall be unlawful for any person, firm, or corporation to erect, repair, alter, relocate, or maintain within the City any sign except in conformance with the provisions of this Chapter, subject to issuance of a permit, except as otherwise provided herein.

Sec. 29-4 SIGNS EXEMPT FROM PERMIT.

The following signs are specifically exempt from the permit requirements of this Chapter, provided such signs are outside of the public street right-of-way and are located to ensure adequate sight distance.

TABLE 29-04 SIGNS EXEMPT FROM PERMIT	
Type of Sign	Requirements
ADDRESS SIGN	Numeral height no greater than six (6) inches for residences and eighteen (18) inches for businesses.
BARBER POLE	The bottom of the barber pole must be at least 8 feet from the ground or sidewalk and the top must be lower than the height of the building.
BULLETIN BOARD	Not over twenty (20) square feet in area for public, charitable, or religious institutions; provided that if such signs are electrically illuminated an electrical permit must be obtained.
DEVICE SIGN	Permanent signs on vending machines, gas pumps, or ice containers indicating only the contents of such devices, provided that the sign area of each device shall not exceed three (3) square feet in area, limit of one (1) sign per vending machine, gas pump or ice container.
EMPLOYMENT SIGN	"Help wanted" signs soliciting employees for the place of business where posted, provided that the maximum area for all such signs shall be six (6) square feet with a maximum height of four (4) feet.
FLAG	The maximum height of the flagpole is thirty-five (35) feet, measured from the average surrounding grade.
GARAGE AND ESTATE SALE	Garage sale and estate sale signs announcing the sale of household goods, provided the following: there is only one (1) sign per premises; that they are on-premises only, entirely on private property; that they do not exceed six (6) square feet in area; and that they erected no more than three (3) business days before and are removed within one (1) business day after the

TABLE 29-04		SIGNS EXEMPT FROM PERMIT	
Type of Sign		Requirements	
		announced sale.	
HISTORIC MARKER		Historical marker including plaques or signs describing a property's designation as a historical site or structure and containing narrative, not exceeding twelve (12) square feet in area.	
INCIDENTAL SIGN		Incidental signs not exceeding a total of two (2) square feet, a total of two (2) signs per business indicating acceptance of credit cards, the location of public telephones, restrooms, restrictions on smoking and restrictions on building entrances or describing business affiliations and are attached to a permitted sign, exterior wall, building entrance, or window.	
INTERIOR SIGN		Any sign which is located completely within an enclosed building, and which is not visible from outside the building or which is primarily directed at persons within the premises upon which the sign is located.	
MEMORIAL SIGN		Memorial signs or tablets not exceeding four (4) square feet in area, having the name of the building and/or the date of erection and cut, cast or engraved into a masonry or metal surface and made an integral part of the structure.	
NAMEPLATE		Signs identifying the occupants of the building and/or their professional or home occupation, provided such sign shall not exceed two (2) square feet in area; the sign must be attached to an exterior building wall.	
PAINTED WALL SIGN		Signs painted on the exterior surfaces of a building or structure and less than twelve (12) square feet in area. Such signs shall not have raised borders, raised letters, raised characters, decorations, or lighting appliances.	
POLITICAL SIGN			
REAL ESTATE SIGN		<ul style="list-style-type: none"> a. No such sign may exceed four (4) feet in height; b. Only one (1) sign is permitted per lot. However, two (2) signs are permitted if the lot is a corner lot; c. The size of each sign may not exceed sixteen (16) square feet; d. No such sign may be affixed to other signs, utility poles, fire hydrants or trees; e. Such signs must be located at least 15 feet from the public right-of-way, and; f. Such signs must be removed within 30 days of the property's sale or lease. 	
REAL ESTATE OPEN HOUSE SIGN		<ul style="list-style-type: none"> a. A maximum of two (2) signs placed off-premise and one (1) on-premise; b. No such sign may exceed four (4) square feet in size and three (3) feet in height above grade; c. No such sign may be affixed to other signs, utility poles, fire hydrants or trees; d. Any person or firm placing the signs shall obtain the written permission from the owner or occupant of all properties on which such signs are placed; e. No such sign may be displayed for more than eight (8) hours per day; and f. Such signs must be removed within one (1) hour following closing of open house. 	
ROAD FURNITURE SIGNS.		Signs on street furniture, such as benches and trash receptacles and which are no larger than one (1) square foot in size.	

TABLE 29-04 SIGNS EXEMPT FROM PERMIT	
Type of Sign	Requirements
SIGN ON VEHICLE	Signs on a bus, truck, trailer, or other vehicle while operated and used for transport in the normal course of a business, provided that the primary use of the vehicle displaying the sign shall not be for the purpose of advertising a business on the premises where the vehicle is parked.
TRAFFIC CONTROL SIGN	Traffic or other municipal signs, legal notices, danger signs and such temporary emergency or non-advertising signs, or private traffic control signs which conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices and as may be approved by the City.
WARNING SIGN	Publicly authorized warning signs, such as no trespassing, warning of electrical currents or animals, provided such signs do not exceed two (2) square feet in area.

Sec. 29-5 PROHIBITED SIGNS.

Unless otherwise permitted elsewhere in this Chapter, the following signs are prohibited in all districts:

TABLE 29-05 PROHIBITED SIGNS
Any sign not expressly permitted.
ILLEGAL SIGNS. Any sign unlawfully installed, erected, or maintained.
MOVING SIGNS.
OBSOLETE SIGNS.
PORTABLE OR MOVABLE SIGNS, as defined, except where expressly permitted in this Chapter.
ROOF SIGNS.
SIGNS THAT CONFUSE TRAFFIC. Any sign which makes use of the words "stop", "look", or "danger", or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse traffic. Signs which in any way simulate or could be confused with the lighting of emergency vehicles or traffic signals; there shall be no red, yellow, or green illumination on any sign located in the same line of vision as a traffic control system, nor interference with vision clearance along any highway, street, or road or at any intersection of two or more streets.
SIGNS THAT OBSTRUCT ACCESS. Signs which obstruct free access to or egress from any building.
STRING LIGHTS. String lights used for commercial purposes, other than holiday decorations.
UNSAFE SIGNS. Any sign or sign structure which: <ul style="list-style-type: none"> a. is structurally unsafe; b. constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;

TABLE 29-05**PROHIBITED SIGNS**

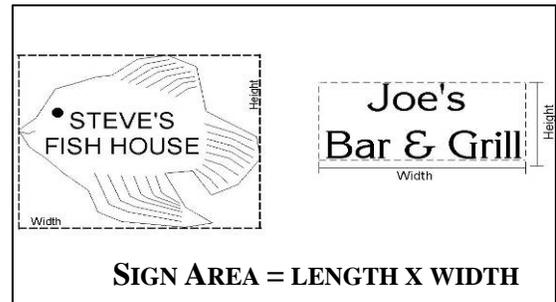
- c. is capable of causing electric shock to person who comes in contact with it; or
- d. is not kept in good repair, such that it has broken parts, missing letters, or non-operational lights.

Sec. 29-6 GENERAL STANDARDS FOR PERMITTED SIGNS.**A. GENERAL PROVISIONS.**

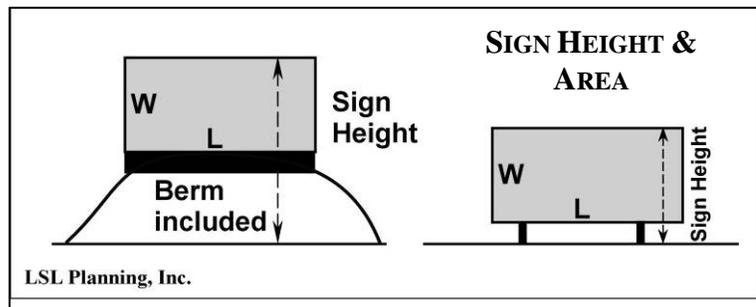
- 1. **SURFACE OF FRONT.** No nails, tacks or wires shall be permitted to protrude in or from the front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors or other devices that may extend over the top and in front of the advertising structure.

B. MEASUREMENT OF SIGNS.**1. SIGN AREA.**

- a. Sign area shall be measured as the square footage of the sign face.
- b. When a sign consists of lettering or other sign elements printed, painted or mounted on a wall or a window, the sign area shall be measured by enclosing the edges of the sign elements (i.e. letters, logos) within a parallelogram or rectangle.

**2. SIGN HEIGHT.**

- a. The permitted height of all signs supported by the ground shall be measured from the level of the ground, finished surface, adjacent to the sign.
- b. Sign height shall not be measured from an area of the ground that has been built-up or constructed in a manner that would have the effect of allowing a higher sign height than permitted by these regulations (e.g. the height of signs erected on a berm shall be measured from the finished grade adjacent to the berm).

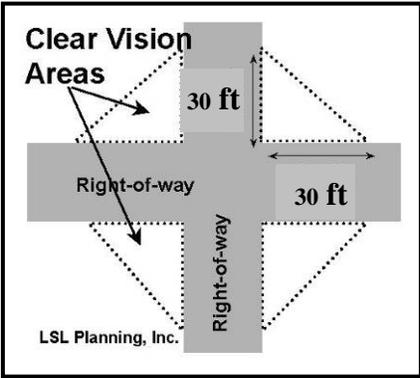


- 3. **SETBACK AND DISTANCE MEASUREMENTS.** The following shall be used to determine compliance with setback and distance measurements:

- a. **FRONT YARD.** All signs, unless otherwise provided for, shall be set back a minimum of fifteen (15) feet from any public or private street right-of-way line or access drive in all districts. This distance shall be measured from the nearest edge of the sign structure, measured at a vertical line perpendicular to the ground to the right-of-way.

b. **SIDE YARD.** Side yard setbacks for signs shall be the same as that required for the principle structure or building, provided that all business signs shall be set back at least one hundred (100) feet from any residential district.

c. **CLEAR VISION AREA.** No sign shall be located within, project into, or overhang the triangular area formed at the intersection of any two road right-of-way lines (existing or proposed) by a straight line drawn between said right-of-way lines at a distance along each line of thirty (30) feet from their point of intersection. For driveways, a 25 foot clear vision area shall be maintained from the intersection of the right-of-way lines and the driveway.

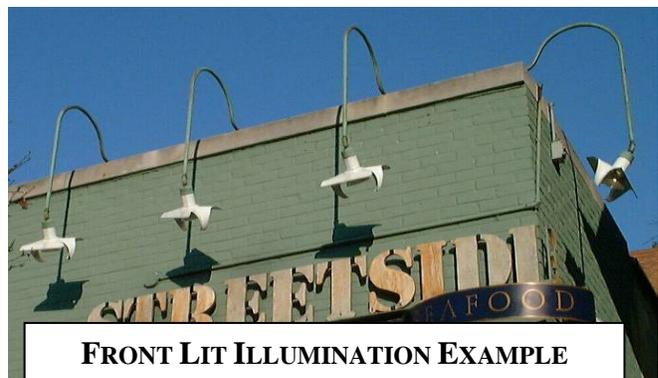


C. DESIGN AND CONSTRUCTION STANDARDS.

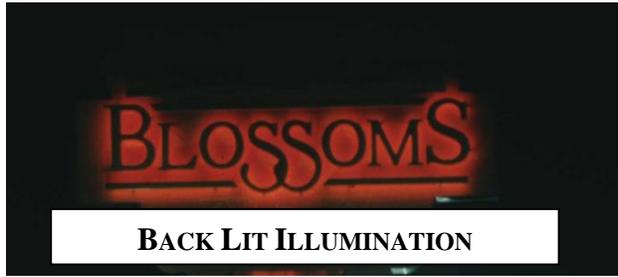
1. **NUMBER, DATE AND VOLTAGE TO BE ON SIGN.** Every sign hereafter erected shall have placed in a conspicuous place thereon, in letters not less than one-half inch in height, the date of erection, the permit number, the voltage of any electrical apparatus used in connection therein and the name and current telephone number of the person owning, erecting or operating the sign.
2. **MATERIALS.** All signs, as permitted, shall be designed to be compatible with the character of the principle building's materials and the site's landscaping to promote an overall unified and aesthetic effect in accordance with the standards set forth herein.
3. **COMPLIANCE WITH CODES.** Signs shall be constructed in a safe and stable manner in accordance with the City's ordinances and any adopted building, fire, electrical, or other applicable codes. All electrical wiring associated with a freestanding sign shall be installed underground.
4. **SCREENING OF SUPPORTS.** All signs shall be designed so that the supporting framework is contained within or behind the face of the sign or within the building to which it is attached so as to be totally screened from view.
5. **CLEARANCE FROM UTILITIES.** All signs, including any cables, guy wires, or supports shall have a minimum clearance of four (4) feet from any electric fixture, street light, or other public utility pole.

D. ILLUMINATION

1. Unless otherwise permitted, signs shall be illuminated only by steady, stationary, shielded light sources directed solely at the sign (i.e. front lit signs) or internal to it (i.e. back lit signs).
2. The background of front lit signs may be any color, provided they are not reflective at night. However, such signs may use light reflecting lettering and messaging.
3. Use of glaring undiffused lights or bulbs is prohibited.



4. Illumination by bare bulbs, neon, luminous tubing or flames is prohibited, except that bare bulbs are permitted on theater marquees.
5. Lights shall be shielded so as not to project onto adjoining properties or thoroughfares.



Sec. 29-7 SPECIFIC REQUIREMENTS BY TYPE OF SIGN. Regulations for signs shall be as provided in Table 29-07:

Table 29-07 City of Romulus Specific Sign Requirements						
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
WALL (1)	In all non-residential districts and on institutional buildings in residential districts	Mounted no lower than 10 feet above ground level	The lesser of: i) 2 square feet per lineal foot of building wall ii) 100 sq. feet	1 per wall facing a street or an access drive	yes	<ul style="list-style-type: none"> ▪ Sign permitted to project a maximum of 12 inches from the face of the wall. ▪ Multi-tenant building or shopping center may have one (1) wall sign per tenant having an individual means of public access. Combined area of signs to be no more than two (2) square feet for each lineal foot of building wall. 

Table 29-07 Continued		City of Romulus Specific Sign Requirements				
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
GROUND OR MONUMENT	All non-residential districts	9 feet	45 square feet per face;	1 per lot;	yes	<ul style="list-style-type: none"> ▪ Sign shall be set back a minimum of fifteen (15) feet from the edge of the adjacent street pavement. ▪ Only one (1) ground or monument sign shall be permitted for multi-tenant buildings or shopping centers, but the sign area may be allocated for use by individual tenants. In the case of a corner lot, one (1) additional ground or monument sign is permitted. ▪ One (1) additional ground or monument sign is permitted along a lot line which has more than 300 feet of frontage, provided the signs are at least 100 feet apart. ▪ Sign shall incorporate a masonry base.
			90 square feet total			



Landscaped Monument

Table 29-07 Continued						
City of Romulus Specific Sign Requirements						
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
CHANGE-ABLE MESSAGE, INCLUDING ELECTRONIC READER BOARDS	All non-residential districts		30 square feet if part of a permitted sign structure Five (5) square feet if not part of a permitted sign structure	1 per lot; 2 on a corner lot	yes	<ul style="list-style-type: none"> ▪ Minimum duration of message on-time – 30 seconds. ▪ The message shall only consist of letters and logos. ▪ Message or Picture Animation – Signs which convey the appearance of movement or animation of message or picture in any form shall not be permitted. Scrolling or flashing shall not be permitted. ▪ Maintenance –. When any part of the message display is not working properly, the use of the ERB sign will be discontinued until the repairs are made. ▪ Interchanges and Intersections – ERB signs shall not be allowed within 300 feet of an intersection or interchange of collector or arterial roadways. ▪ Contrast and Contrast Orientation – ERB displays shall have a black background. ▪ Color – ERB signs shall be limited to one of the following colors: red, orange, or yellow. ▪ Separation – ERB signs shall have a minimum separation distance of 100 feet from any other ERB sign.



Table 29-07 Continued		City of Romulus Specific Sign Requirements				
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
MOVING IMAGE	RC District	20 feet	64 square feet per face; 128 square feet total	1 per lot; 2 on a corner lot	yes	<ul style="list-style-type: none"> ▪ When any part of the message display is not working properly, the use of the sign will be discontinued until the repairs are made. ▪ Interchanges and Intersections – moving image signs shall not be allowed within 300 feet of an intersection or interchange of collector or arterial roadways. ▪ Must be part of a PDA. 

Table 29-07 Continued						
City of Romulus Specific Sign Requirements						
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
POLE OR PYLON	All non-residential districts, except for CBD Districts	15 feet, except 20 feet in RC District	1. <u>RC District:</u> 64 square feet per face and 128 square feet total	1 per lot; 2 on a corner lot	yes	<ul style="list-style-type: none"> ▪ Sign shall be set back a minimum of fifteen (15) feet from the edge of the adjacent street pavement. ▪ Only one (1) pole or pylon sign shall be permitted for multi-tenant buildings or shopping centers, but the sign area may be allocated for use by individual tenants. In the case of a corner lot, one (1) additional pole or pylon sign is permitted. ▪ One (1) additional sign is permitted along a lot line which has more than 300 feet of frontage, provided the signs are at least 100 feet apart.
			2. <u>Other districts:</u> 40 square feet per face and 80 square feet total			
			3. <u>Multi-tenant Signs</u> 60 square feet per face and 120 square feet total			



Table 29-07 Continued		City of Romulus Specific Sign Requirements				
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
<p>POSTER PANEL (SANDWICH SIGNS, A-FRAMES)</p>	<p>Commercial districts</p>	<p>4 feet</p>	<p>8 square feet per side; 16 square feet total</p>	<p>1 per customer entrance</p>	<p>yes</p>	<ul style="list-style-type: none"> ▪ The sign shall not be illuminated in any manner. ▪ The sign shall be located a minimum of two (2) feet from the edge of the curb and must be located so that at least a five (5) foot wide sidewalk is maintained between the sign and the building wall for pedestrian traffic flow and safety. ▪ The sign is permitted only during operating business hours and must be stored inside when the business is not open. ▪ The sign must be constructed of weather-proof, durable material and kept in good repair. <div data-bbox="1451 656 1675 951" data-label="Image"> </div>

Table 29-07 Continued		City of Romulus Specific Sign Requirements				
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
MARQUEE	Commercial districts	Mounted at least 10 feet above ground level or sidewalk	40 square feet	1 per building	yes	<ul style="list-style-type: none"> Must not be higher than height of the building. Permitted on building containing a theater only. 
PROJECT-ING	All non-residential districts	Mounted at least 10 feet above ground level or sidewalk and 15 feet above public or private drives, alleys	8 square feet per side; 16 square feet total	1 per public entrance, provided not within 20 feet of another projecting sign	yes	<ul style="list-style-type: none"> May not project more than two (2) feet from building wall. 

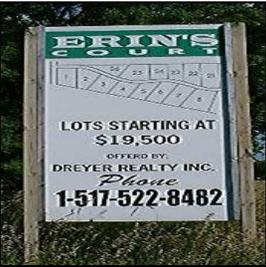
Table 29-07 Continued						
City of Romulus Specific Sign Requirements						
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
REAL ESTATE DEVELOPMENT	All districts	15 feet	64 square feet	1 per lot; 2 on a corner lot	yes	<ul style="list-style-type: none"> Must be a ground sign. Sign shall be setback at least fifteen (15) feet from any public or private right-of-way line and one-hundred (100) feet from any residential district property line. Sign to be removed within 30 days after all units or lots sold or leased. 
ENTRANCE-WAY	All districts	4 feet	48 square feet	1 per entrance	yes	<ul style="list-style-type: none"> May be lighted. 

Table 29-07 Continued						
City of Romulus Specific Sign Requirements						
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
HOME OCCUPATION	Residential districts	--	2 square feet	--	yes	--
AWNING/ CANOPY	All Non-Residential Districts	--	No more than 1/3 of awning or canopy	1 per canopy or awning	yes	<ul style="list-style-type: none"> ▪ Any sign area on an awning or canopy shall be included in calculations of maximum wall sign square footage. ▪ No awning or canopy sign shall extend above the roof or parapet of the structure to which it is attached by more than one (1) foot. ▪ Awnings and canopies shall not be internally illuminated.
	Sign not to be installed on a canopy in the CBD Districts					
	Sign may be installed on an awning in the CBD Districts					
	Sign not to be installed on gas station or drive-through canopy					

Table 29-07 Continued		City of Romulus Specific Sign Requirements				
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
BILLBOARD	M-1, M-2, and MT Districts adjacent to freeway or major thoroughfare	As established for buildings in the zoning district; however, 45 feet if in a district adjacent to interstate	General: 300 square feet total Within 150 feet of interstate: 700 square feet total	--	yes	<ul style="list-style-type: none"> ▪ Sign must be at least 500 feet from park, play-ground, school, church, residential use or residential district. ▪ Sign must be at least 50 feet from street lines. ▪ Billboards must be separated by a minimum of one thousand (1,000) feet of another such sign. ▪ The applicant must demonstrate that he/she has obtained all permits required by the State. ▪ Billboard may be comprised, in whole or in part, of a LED Moving Image Sign, as defined in this Chapter. ▪ Up to 25% of the sign may consist of a Moving Sign, as defined in this Chapter. ▪ A “v-shaped” billboard is permitted, but only one side shall be visible to traffic proceeding from any given direction. ▪ There shall be an unobstructed access to a proposed billboard structure, for operation, maintenance, repair, and inspection purposes, which may be provided through an easement. This access shall have a width and location determined by such factors as: the location of adjacent thoroughfares and traffic circulation within the site; and any attendant facilities; the location of buildings and parking facilities; proximity to residential districts and minimizing disturbance to the natural landscape; and the type of equipment which will need to access the site.

Table 29-07 Continued						
City of Romulus Specific Sign Requirements						
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
CHURCHES	All districts	6 feet	45 square feet on a major thorough-fare 20 square feet on a local or collector street	1 per lot; 2 on a corner lot	yes	<ul style="list-style-type: none"> ▪ May be a ground or wall sign. ▪ Ground sign may include a changeable message sign not greater than 20 square feet in area.
GRAND OPENING	All Non-Residential Districts	i) Ground sign four (4) feet ii) Wall sign not higher than building	16 square feet.	1 per lot	yes	<ul style="list-style-type: none"> ▪ Must be firmly attached to the wall of the building or firmly attached to a secure structure. ▪ Limited to advertising the opening of a new business or special/seasonal sale or event. ▪ A maximum display time of an aggregate total of thirty (30) calendar days per calendar year. ▪ Not to be used as a permanent display. 

Table 29-07 Continued						
City of Romulus Specific Sign Requirements						
Type of Sign	Where Permitted	Max. Height	Max. Size	Max. Number	Permit Required	Additional Requirements (2)
COMMUNITY SPECIAL EVENT		--	--	--	yes	<ul style="list-style-type: none"> ▪ May include ground or wall signs, banners, pennants, or similar displays; the number, size and height of such signs shall be subject to Building Department approval. ▪ Permitted for 30 days prior to and for duration of the event and not to exceed a total of 35 days. ▪ To be removed within two (2) days after event
WINDOW	All Non-residential districts	--	25% of glass surface	--	yes	<ul style="list-style-type: none"> ▪ The area of permanent window signs shall be counted in determining compliance with requirements for total area of wall signs. ▪ Window signs that are faded, yellowed, ripped, or otherwise damaged shall be removed immediately. 

NOTES TO TABLE 29-07:

1. Wall Signs. For businesses that face directly onto an adjacent public street right-of-way or private access drive, the maximum allowable wall sign area may be increased as indicated in the table below up to a maximum of 140 square feet.

Distance of Sign From ROW Line	Allowable Increase in Sign Area
200 - 300 feet	25%
301 - 400 feet	30%
401 - 500 feet	35%
501+ feet	40%

2. All signs shall be set back at least fifty (50) feet from any residential district.

Section 29-8 NON-CONFORMING SIGNS.

1. Non-conforming signs are those signs that do not comply with the size, placement, construction or other standards or regulations of this Chapter, but were lawfully established prior to its adoption. The intent of this Chapter is to encourage eventual elimination of non-conforming signs in a timely manner. This objective is considered as much a subject of public health, safety, and welfare as the prohibition of new signs in violation of this Chapter. Therefore, the purpose of administering this Chapter is to remove illegal non-conforming signs while avoiding any unreasonable invasion of established private property rights.
2. No non-conforming sign shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with this Chapter, except that non-conforming signs shall comply with the following regulations:
 - a. **REPAIRS AND MAINTENANCE.** Normal maintenance shall be permitted, provided that any non-conforming 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 surface panels provided the new panels are no larger than the existing panels; or, repair or replacement of electrical wiring or electrical devices.
 - b. **NON-CONFORMING CHANGEABLE MESSAGE SIGNS.** The message on a non-conforming changeable message sign or non-conforming bulletin board sign may be changed provided that the change does not create any greater nonconformity.
 - c. **SUBSTITUTION.** No non-conforming sign shall be replaced with another non-conforming sign.
 - d. **MODIFICATIONS TO THE PRINCIPAL BUILDING.** Whenever the principal building on a site on which a non-conforming sign is located is modified to the extent that site plan review and approval is required, the non-conforming sign shall be removed.

- e. **DISCONTINUANCE.** A non-conforming sign shall not be re-established after the activity, business, or use to which it related has been discontinued for ninety (90) days or longer.
- f. **CONTINUED USE OF NON-CONFORMING SIGN STRUCTURE.**
 - i) Where the City's Building Code Official determines that a non-conforming sign structure and frame are in good condition and can 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.
 - ii) If the building is unoccupied for less than 30 days the previous business' sign information may be retained.
 - iii) If the building is unoccupied for more than 30 days, the previous business' sign information must be removed. In such cases, the sign must be maintained in good condition and any openings must be covered with appropriate panels.
- g. **APPLICATION OF BUILDING ORDINANCE AND OTHER ADOPTED CODES.**
 - i) Nothing in this Ordinance shall be construed to supplant or supersede the requirements of Chapter 5 of the Romulus Code of Ordinances, any state, national, or international code adopted by the City of Romulus, or any other Romulus ordinance setting forth requirements or procedures pertaining to the use, repair, or demolition of the principal building or other structure on which a non-conforming sign is located.
 - ii) To the extent any such principal building or structure is demolished pursuant to any applicable City Ordinance or adopted code, any non-conforming sign thereon or on the premises shall likewise be demolished or otherwise removed and shall not be replaced in any non-conforming fashion.

Section 29-9 DANGEROUS, UNSAFE, ABANDONED AND ILLEGALLY ERECTED SIGNS

- 1. **DANGEROUS SIGNS.** Notwithstanding subsection (5) below, any sign constituting an immediate hazard to health or safety shall be deemed a nuisance and may be immediately removed by the City and the cost thereof charged against the owner of the property on which it was installed.
- 2. **UNSAFE SIGNS.** Any sign that becomes insecure, in danger of falling, or otherwise unsafe but not considered an immediate danger by the Building Code Official to the health or safety of the public shall be removed or repaired according to the process outlined in subsection (5) below.
- 3. **ABANDONED SIGNS.** Any sign that advertises a business that has been discontinued for at least ninety (90) days or that advertises a product or service that is not longer offered shall be deemed abandoned. Permanent signs applicable to a business temporarily suspended by a change in ownership or management shall not be deemed abandoned unless the structure remains vacant for at least six (6) months. An abandoned sign shall be removed by the owner or lessee of the premises. If the owner or lessee fails to remove the sign, the Building Code Official shall initiate the process noted in subsection 5. below.

4. **ILLEGALLY ERECTED SIGNS.** The Building Code Official shall order the removal of any sign erected illegally in violation of this Chapter, according to the process outlined in subsection 5. below.
5. **PROCESS FOR ENFORCING VIOLATIONS.** For violations of Chapter 29 the Building Code Official shall send notice, by certified mail addressed to the property owner and to the owner of the sign if not the property owner, at their last known address. The notice shall describe the violation and allow seven (7) days for removal. Should the sign not be removed or repaired within the time specified, the Building Code Official shall have the authority to remove the sign, and the property owner shall be liable for the cost thereof, in addition to the penalties described in Chapter 1-13 of the Romulus Code of Ordinances.

Section 29-10 ADMINISTRATION

- A. **SIGN PERMITS.** Except where otherwise noted, sign permits shall be required for signs as indicated in Table 29-07. Where required, permits shall be processed according to the following:
 1. **APPLICATION.** Applications for sign permits shall be made upon forms provided by the Building Code Official, and shall contain or have attached thereto the following information:
 - a) Name, address, telephone number and copy of both sides of driver's license of the applicant;
 - b) Location of building, structure or lot to or upon which the sign or other advertising structure is to be attached or erected;
 - c) Position of the sign or other advertising structure in relation to nearby buildings or structures;
 - d) Two (2) blueprints or ink drawings or the plans and specifications and the method of construction and attachment to the building or in the ground;
 - e) Copy of stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction in the amount required by this and all other laws and ordinances of the city; provided that where the Building Code Official deems it advisable, he may require the approval of the structural design by a registered engineer;
 - f) Name of the person erecting the structure;
 - g) Written consent of the owner as to where the sign is to be erected on vacant land;
 - h) Color renderings including lettering, graphics, logos etc.;
 - i) Details for sign components, including mechanical and electrical systems;
 - j) Such other information as the Building Code Official shall deem necessary to show full compliance with this and all other laws and ordinances of the city.
 2. **FEE.** Every applicant, before being granted a sign permit, shall pay to the city treasurer a permit fee as shall be established by resolution of the city council from time to time.

B. APPEAL TO THE ZONING BOARD OF APPEALS

Any party who has been refused a sign permit for a proposed sign may file an appeal with the Zoning Board of Appeals in accordance with this Chapter and Article 22 of the City's Zoning Ordinance. In determining whether a variance is appropriate, the Zoning Board of Appeals shall study the sign proposal, giving consideration to any extraordinary circumstances, such as those listed below, that would cause practical difficulty in complying with the sign standards. The presence of any of the circumstances listed may be sufficient to justify granting a variance; however, the Zoning Board of Appeals may decline to grant a variance even if certain of the circumstances are present.

In granting a variance the ZBA may attach such conditions regarding the location, character, and other features of the proposed sign as it may deem reasonable. In granting a variance, the ZBA shall state the grounds and findings upon which it justifies granting the variance.

1. Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions.
2. Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the Zoning Board of Appeals shall consider the width of the road, the number of moving lanes, the volume of traffic, and speed limits.
3. Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject parcel.
4. Construction of a conforming sign would require removal or severe alteration to natural features on the parcel, such as but not limited to: removal of trees, alteration of the natural topography, filling of wetlands, or obstruction of a natural drainage course.
5. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.
6. Variance from certain sign regulations would be offset by increased building setback, increased landscaping, or other such enhancements, so that the net effect is an improvement in appearance of the parcel, compared to the result that would be otherwise achieved with construction of a conforming sign.
7. A sign which exceeds the permitted height or area standards of this Chapter would be more appropriate in scale because of the large size or frontage of the parcel or building.

C. WAIVERS

1. Nothing in this Chapter shall restrict the granting of sign waivers within a Planned Development Area (PDA), where deemed appropriate by the Planning Commission.

D. REVIEW OF APPLICATION AND ISSUANCE OF PERMITS

1. **BUILDING CODE OFFICIAL REVIEW.** The Building Code Official shall review the sign permit application for any sign proposed on a site or existing building where no other new construction is proposed.
2. **ISSUANCE OF A PERMIT.** Following review and approval of a sign application by the Building Code Official the Building Code Official shall have the authority to issue a sign permit.

3. **EXCEPTIONS.** A sign shall not be enlarged or relocated except in conformity with the provisions set forth herein for new signs, nor until a proper permit has been secured. However, a new permit shall not be required for ordinary servicing or repainting of an existing sign message, cleaning of a sign, or changing of the message on the sign where the sign is designed for such changes (such as lettering on a marquee or numbers on a gasoline price sign).

E. INSPECTION AND MAINTENANCE

1. INSPECTION OF NEW SIGNS.

- a. All signs for which a permit has been issued shall be inspected by the Building Code Official when erected. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable city ordinances and adopted codes.
- b. In cases where fastenings or anchorages are to be eventually bricked in or otherwise enclosed, the sign erector shall advise the Building Code Official when such fastenings are to be installed so that inspection may be completed before enclosure.

2. **INSPECTION OF EXISTING SIGNS.** The Building Code Official shall have the authority to routinely enter onto property to inspect existing signs. In conducting such inspections, the Building Code Official shall determine whether the sign is adequately supported, painted to prevent corrosion, and so secured to the building or other support as to safely bear the weight of the sign and pressure created by the wind.

3. **CORRECTION OF DEFECTS.** All dangerous, unsafe, poorly maintained, improperly constructed or defective signs shall be corrected as outlined in Section 29-9.

Section 2. Saving Clause. Nothing in this Ordinance or in the Code hereby adopted shall be construed to affect any suit or proceeding pending in any court or administrative body, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any Act or Ordinance hereby repealed by this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

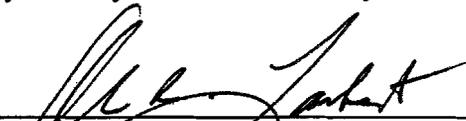
Section 3. Severability. Should any word, sentence, phrase or any portion of this Ordinance be held in a manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such word, sentence, phrase or any portion of the Ordinance held to be so invalid and shall not be construed as affecting the validity of any of the remaining words, sentences, phrases or portions of this Ordinance.

Section 4. Conflicting Ordinances. All prior existing ordinances adopted by the City of Romulus inconsistent or in conflict with the provisions of this Ordinance are, to the extent of such conflict or inconsistency, hereby expressly repealed.

Section 5. Penalties. Any person who violates the provisions of this Ordinance shall be guilty of a misdemeanor punishable by a fine of not more than \$500.00 and/or by imprisonment of not more than ninety (90) days or both.

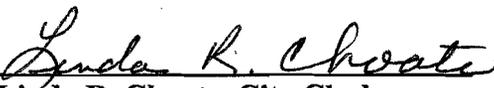
SECTION 7. Readings. This Ordinance shall be given a first reading on July 14, 2008, shall be enacted on July 28, 2008, and shall be published on or before August 14, 2008, and shall be effective August 22, 2008.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Romulus this 28th day of **July, 2008**.

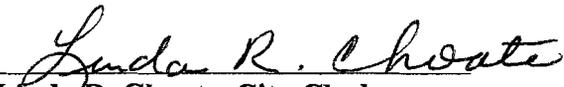

Alan R. Lambert, Mayor


Linda R. Choate, City Clerk

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the City Council of the City of Romulus at a regular Council Meeting held in the City Council Chambers in said City on the **28th** day of **July, 2008**.


Linda R. Choate, City Clerk

I further certify that the foregoing was published in the Romulus Roman, a newspaper of general circulation in the City of Romulus, on the **14th** day of **August, 2008**.


Linda R. Choate, City Clerk

Within forty-five (45) days after publication of any ordinance duly passed by the Council, a petition may be presented to the Council protesting against such ordinance continuing in effect. Said petition shall contain the text of such ordinance and shall be signed by not less than six percent (6%) of the registered electors registered at the last preceding election at which a Mayor of the City was elected. Said ordinance shall thereupon and thereby be suspended from operation and the Council shall immediately reconsider such ordinance.

Introduced: July 14, 2008
Adopted: July 28, 2008
Published: August 14, 2008
Effective: August 22, 2008