

City of Livonia



Ordinance No. 543

Section 18.50 – Signs

Section 18.50 Signs. (Section 18.50 as amended by the following: Ordinance No. 1537, adopted 9-4-80; Ordinance No. 1673, adopted 3-14-83; Ordinance No. 2129, adopted 7-27-92; Ordinance No. 2632, § 1, adopted 12-17-03.) It is not the intent of this ordinance to have the open spaces and lines of vision created by public rights-of-way used as license for unrestricted advertising through the use of signage, but rather to enhance the physical appearance of the City, preserve scenic and natural beauty of designated areas, make the City a more enjoyable and pleasing community and to create a more attractive economic and business climate by preserving property values. It is intended by the provisions of this ordinance to reduce sign or advertising distractions, to eliminate the visual blight caused by abandoned or poorly maintained signs and to avoid the confusion of conflicting adjacent signs. Through this ordinance signage will be allowed in such a manner so as to provide those similar uses in similar zones the opportunity for identification exposure regardless of parcel size, although the location and size of buildings will influence the amount and type of signage permitted. This ordinance shall make a distinction between those non-residential zones that provide for transitional or other than retail activity as a primary use. This section, through this approach, reflects the transitional nature of the zoning district arrangements shown on the Zoning Map and the Future Land Use Plan so that as the intensity of land use is decreased, so is the amount of permitted signage. This consistent approach is necessary to remove the need for the type of signs which compete for attention for the motorist, thereby creating traffic hazards as well as creating visual blight within the City. It is therefore within the health, safety and welfare responsibility of the City of Livonia that this section of the ordinance is promulgated.

Section 18.50A Definitions Pertaining to Signs. (Section 18.50A, as amended by the following: Ordinance No. 1537, as adopted 9-4-80; Ordinance No. 1673, adopted 3-14-83; Ordinance No. 2129, adopted 7-27-92; Ordinance No. 2633, § 1, adopted 12-17-03; Ordinance No. 2841, § 1, adopted 9-9-09.) The following definitions describe particular characteristics of certain words and phrases as used in the ordinance. All other words and phrases used herein shall adhere to the rules of language construction described in Section 2.01 of Ordinance No. 543.

1. Abandoned Sign. Any sign which no longer directs a person to or advertises a bona fide business, tenant, owner, product or activity conducted, or product available on the premises where such sign is displayed, or any sign pole, frame or structure no longer containing a sign, or any sign not repaired or maintained properly, after notice pursuant to the terms of the ordinance.
2. Area of Sign. The area of a sign, expressed in square feet, shall mean the entire area within any circle, triangle or rectangle or square enclosing the extreme limits of writing, representation, emblem or any figure or similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the 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 if the two (2) faces are of equal area, or as the area of the larger face if the two (2) faces are of unequal area.
3. Banner. A temporary sign made of cloth used in connection with some special event or promotion. Banners must be affixed to buildings or light poles and, if attached to a light pole, may not exceed three (3) feet in width or fifteen (15) square feet in area.

4. Billboard. A ground sign advertising a product, event, person, business or subject not related to the premises on which the sign is located.
5. Bulletin Board. A sign with temporary or replaceable letters or characters used to announce dates of functions or activities.
6. Business. Any legal use of a building other than for a religious institution, school, home occupation or residence by a person, firm or corporation. Although contained in the same building as another business and owned by the same person, an activity may be treated as a separate business if it is physically separated from, uses different personnel than, and provides different products or services than such other related business.
7. Business Center. A group of four (4) or more contiguous businesses or offices, research facilities or industrial facilities developed as a planned complex which collectively have a name different from the name of any individual business, are under common ownership or management and share a common parking area or otherwise present the appearance of one (1) development site.
8. Business Center Sign. A sign which gives direction, name and identification to a business center.
9. Business Sign. A sign which directs attention to a business or profession conducted, or to a product, service, or activity sold or offered upon the premises where such sign is located.
10. Construction Sign. A sign erected at a construction site identifying the architects, engineers, contractors or other parties responsible for a project, or identifying the intended purposes or uses of the building.
11. Department. The Inspection Department of the City of Livonia.
12. Development Site. A lot, combination of lots, or parcels of property when combined form a complete parcel of land for development purposes.
13. Directional Sign. A sign directing vehicular or pedestrian traffic to parking areas, loading areas, or to portions of a building.
14. Director. The Director of Building Inspection.
15. Entranceway Sign. A sign that designates the street entranceway to a residential or industrial subdivision from a public right-of-way.
16. Flag. A piece of cloth or bunting bearing the symbol of a nation, state, corporation or organization.
17. Flashing Sign. A sign that is intermittently illuminated or reflects light intermittently from either an artificial source or from the sun, or any sign which has movement of any illumination such as intermittent, flashing, or varying intensity, or in which the color is not constant, whether caused by artificial or natural sources.
18. Frontage. Expressed in lineal feet, the width of the first floor portion of a building occupied by a single business facing a street adjacent to the premises on which the business is located.

19. Ground Sign. A freestanding sign supported by one (1) or more upright braces or poles of reasonable size necessary to support such sign, located in or upon the ground or to something requiring location on the ground, including a wall or pillar.

20. Group Identification Sign. A single sign or entranceway structure listing the names and addresses only of the establishments occupying a development or subdivision. The erection of such identification signs is so intended to assist the public in locating establishments within its immediate area and shall be placed upon property within the development or subdivision.

21. Height of a Sign. The vertical distance measured from the surface grade of the land beneath the midpoint of the face of the sign to the highest point of the sign or supporting structure without including any berm, landscaping, grading or other artificially or unnaturally constructed raised portion of land at the point of measurement.

22. Identification Sign. A sign containing the name of a business operating on the premises, where located, the type of business, owner or resident, and/or the street address and sets forth no other advertisement display.

23. Marquee or Awning Sign. Any sign attached to, erected on or hung from an awning or a canopy. A canopy is a permanent roof-like shelter extending from part of or all of a building face over a public access area and constructed of the same material as the building. A sign on an awning shall be treated as a wall sign.

24. Master Sign Plan. A plan for signage used in a plaza, mall, business center, office complex, industrial complex, or shopping center indicating the location, style and maximum square footage of possible wall signage and the location and size of ground signs and all other signs on the development site.

25. Moving Sign. A sign that has motion either constantly or at intervals, or that gives the impression of movement through intermittent flashing, scintillating, or varying the intensity of illumination whether or not said illumination is reflected from an artificial source or from the sun. Such signs shall not include banners, pennants, spinners, streamers or barber poles.

26. Nameplate. A wall sign not exceeding one (1) square foot in area stating the name of a person, firm, or name or description of a certain permitted use.

27. Natural Materials. Substances determined to be "natural materials" for the purposes of this ordinance shall include, but not be limited to, wood, stone and brick. Substances specifically excluded from this definition are plywood, pressed board, drywall, wood or metal paneling, sheet metal, or any substances synthetically created in a manufacturing process. A natural material sign may only be illuminated by an indirect light source.

28. Non-Conforming Sign. Any advertising structure or sign which was lawfully erected and maintained prior to the effective date of this ordinance, and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of this ordinance, or a sign for which a permit was previously issued that does not comply with the provisions of this ordinance.

29. Off-Premise[s] Sign. A sign which contains a message unrelated to a business or profession conducted on the subject property, or to a commodity, service or activity not sold or offered upon the premises where such sign is located.

30. Outline Tubing Sign. An arrangement of tubes or bands of light that outline and call attention to a window or other building feature or certain features of an advertising device such as individual letters, figures, shapes or words commonly referred to as a neon sign.
31. Owner. A person, firm, partnership, association or corporation and/or their legal successors.
32. Pennant. A narrow triangular cloth of the general type which is sometimes associated with naval signaling.
33. Political Sign. A sign announcing the candidacy of a person running for public office or relating to a political party or issues to be voted upon at an election or other information pertinent thereto but excluding official election notices.
34. Portable Sign. A sign that is freestanding, not permanently anchored or secured to either a building or the ground, including but not limited to "A" frame signs, commonly called sandwich signs, "T" frame signs or any other sign which by its description or nature may be, or is intended to be, moved from one location to another.
35. Poster Panel. A device used to draw attention to matters ordinarily temporary or transitory in nature announcing price changes, bargains, loss leaders, and is accessory to the property upon which such sign is located.
36. Premises. Any contiguous real property under common management or ownership.
37. Prohibition. A sign not expressly permitted is prohibited.
38. Projecting Sign. A sign which is affixed to any building or structure other than a marquee and projects in such a way that the message is not parallel to the wall to which it is attached.
39. Public Sign. A sign, noncommercial in nature, including but not limited to the following: legal notices, historic site designations, municipal facility directional or identification signs, street or traffic signs, railroad crossings, danger and other emergency signs as may be authorized by the City of Livonia or any Federal, State or County agency having jurisdiction over the subject matter of the sign.
40. Pylon Sign. A type of ground sign with a clear space of more than six (6) feet between the bottom of the face of the sign and the grade.
41. Real Estate Development Sign. A temporary non-illuminated business sign placed on the premises of a subdivision or other real estate development to advertise the development and provide information relative to availability while the development site is under construction.
42. Real Estate Sign. A temporary non-illuminated sign pertaining to the sale, lease or rental of a single lot or parcel or existing building situated thereon.
43. Regional Center. A planned complex of buildings containing a total gross leasable area of five hundred thousand (500,000) square feet or more and sharing a common parking area.
44. Required Announcement Sign. A temporary ground sign announcing to the general public a pending request for a lot split or rezoning of the property upon which the sign is displayed.

45. Roof Sign. A sign which is attached to a building and any part of which extends or projects above or beyond the roof or parapet.

46. Seasonal Decorations. Signs of a decorative nature not used for any commercial purpose and commonly associated with any national, local or religious holiday.

47. Sign. A name, identification, description, display, light, balloon, flag, pennant, streamer, banner, illustration, letter, numeral, work, model, logo, trademark, representation or device of any kind whatsoever, which is affixed to, or painted, or otherwise located or set upon or in a building, structure or piece of land and which directs attention to an object, product, place, activity, person, institution, organization or business and which is visible from any public street, sidewalk, alley, park or public property. The definition includes interior and exterior signs but not signs primarily directed at persons within the premises of the sign owners and does not include goods displayed in a store window.

48. Sign Erector. Any person engaged in the business of erecting, altering, or removing signs on a contractual or hourly basis.

49. Sign Setback. The distance measured from the portion of the sign structure nearest to the property lines or public rights-of-way. For the purpose of this measurement, the property lines and public right-of-way lines extend vertically and perpendicularly from the ground to infinity.

50. Temporary Sign. A display, information sign, or banner with or without a structural frame intended for a limited period of display including decorative displays for holidays or public demonstrations, civic projects, or other special events of a temporary nature, but shall not include real estate signs.

51. Trailer Sign. A sign calling attention to special events, sales, services, products, or new attractions and is portable by virtue of being part of a trailer, attached to wheels, or towed by a vehicle.

52. Variable Electronic Message Sign. A light emitting diode (LED), digital or other similar sign such as, but not limited to, a liquid crystal display sign, fiber optic sign, or plasma display screen sign, the content of which can be electronically changed by remote or automatic means without altering the face of the sign. A sign or portion of a sign on which the message or display is an electronic indication of fuel price is an example of a variable electronic message sign.

53. Wall Sign. A sign attached to, inscribed or painted on, or placed flat against the exterior surface of any building or the vertical face of a "mansard roof," no portion of which projects more than twelve (12) inches from the wall and which may not project above the roof or parapet line. The roof line meaning the vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and the average height between eaves and ridge boards for gable, hip and gambrel roofs. Unless otherwise permitted, wall signs are prohibited from being erected on the sides of buildings and are required to be located on the front facade, and in no event shall there be more than one (1) sign on the building front of each occupant or tenant.

54. Window Sign. A sign which is applied, affixed, or attached to the interior of any building window or which is displayed through the glass area so as to be visible from the exterior of the building.

Section 18.50B. Requirements for all Signs. (Section 18.50B, as amended by the following: Ordinance No. 1537, as adopted 9-4-80; Ordinance No. 1673, adopted 3-14-83; Ordinance No. 2129, adopted 7-27-92; Ordinance No. 2166, adopted 4-26-93; Ordinance No. 2634, § 1, adopted 12-17-03.) Signs may be

erected or maintained in the City of Livonia only as permitted by this section and subject to other restrictions contained in this ordinance.

(a) No signs oriented to motorized traffic on a public street (except as specifically exempted) shall be erected, used, changed or altered without first having been approved by the Director of the Inspection Department, or his designee, and a sign permit issued.

(b) No sign shall be located so as to create a traffic hazard by obstructing the vision of motorists or to obstruct, partially or totally, the visibility of any traffic sign or control device on any public street; nor shall any sign be located so as to impair or impede the visibility of a vehicle entering into or exiting from a parcel of property.

(c) Illumination: Signs may be non-illuminated, or where permitted to be illuminated, be internally or indirectly illuminated. Any sign, regardless of size, that makes use of electricity, shall require an electrical permit in addition to any required sign permit. No sign shall be illuminated by other than approved electrical devices, installed in accordance with the requirements of the regulations adopted by the City of Livonia, and shall be subject to the following conditions:

1. The lighting of signs shall be of a non-intermittent, non-flashing character.

2. Illumination devices designed and installed to illuminate the exterior of principal buildings or accessory buildings on a site shall be permitted without respect to the size of signs permitted in any zoning district; provided, however, that there shall be no spillage of illumination or glare onto any public or private roads, drives or traffic lanes and shall be so shielded, trained or aimed that glare is prevented from spilling onto adjacent residential properties.

3. Internal illumination or back-lighting of signs attached to a canopy or awning, which render the canopy or awning translucent, is not permitted; however, the portion of the canopy or awning which encompasses the sign area only may be illuminated to light the sign area in a translucent manner.

(d) Except as otherwise provided, the minimum setback for all ground signs shall be ten (10) feet from any right-of-way line as shown on the Master Thoroughfare Plan.

(e) Except as otherwise provided, the maximum height of a ground sign shall not exceed six (6) feet above grade.

(f) No person shall erect or place any sign upon any vacant or unoccupied property owned by another person without first having obtained permission from the property owner.

Section 18.50C Prohibited Signs. (Section 18.50C, as amended by the following: Ordinance No. 1433, adopted 12-4-78; Ordinance No. 1537, as adopted 9-4-80; Ordinance No. 2085, adopted 3-25-91; Ordinance No. 2129, adopted 7-27-92; Ordinance No. 2635, § 1, adopted 12-17-03.) A sign not expressly permitted in a zoning district is prohibited. The following signs as defined in Section 18.50A of this ordinance shall not be permitted and are expressly prohibited in any zoning district:

1. "Abandoned signs"
2. "Billboards"
3. "Flashing signs"

4. [Reserved]

5. "Projecting signs"

6. "Portable signs"

7. "Roof signs"

8. "Trailer signs"

9. "Pylon signs."

10. "Outline tubing signs," except that the use of outline tubing may be permitted when a) such tubing is encased so as to protect it from weather and breakage and to render such tubing invisible when not illuminated (i.e., through tinted glass or plastic), and b) the tubing does not outline windows, roofs, or other building features.

11. "Moving signs."

12. Any sign attached to a tree or utility pole whether public or private, or attached to a traffic device or public sign.

13. Any sign unlawfully installed, erected or maintained.

14. Any sign which has displayed thereon advertising or announcements in obscene, indecent or immoral material or language.

15. Signs painted permanently and directly on the exterior surface of any building, wall or fence shall be prohibited.

16. Any sign which by reason of its size, location, content, coloring, or manner of illumination constitutes a traffic hazard or a detriment to traffic safety by obstructing, or detracting from the vision of drivers, or by obstructing or detracting from the visibility of any traffic sign or control device on public streets or roads. Signs which make use of words such as "Stop," "Look," "Danger," or any other words, phrases, symbols, or characters, or which simulate or imitate in size, color, lettering or design any traffic sign or signal in such a manner as to interfere with, mislead, or confuse traffic.

17. Any sign or sign structure which is structurally unsafe; or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or is capable of causing electrical shocks to persons likely to come in contact with it; or has peeling paint on any surface; or has any parts broken, missing letters or inoperative lights.

18. Any sign, that is located in or projects into any public right-of-way as shown on the Master Thoroughfare Plan is prohibited, except for traffic or other public signs and those signs for which a valid permit has been issued by a) the County, in the case of a County right-of-way, or b) the State, in the case of a State right-of-way. Any sign, including political signs, real estate signs, placards, posters, circulars, showbills, handbills, cards, leaflets or other advertising matter posted, pasted, nailed, printed, stamped, or unlawfully placed or erected in any right-of-way or public property may be removed and disposed of by the enforcement officers of the City of Livonia without regard to other provisions of this ordinance.

19. The parking of a vehicle or trailer on public property or public right-of-way or on private property where such vehicle is parked or displayed so as to be visible from any adjoining street, if said vehicle or trailer has attached thereto or located thereon any sign or advertising device which has the effect of providing advertisement of products or directing people to a business or activity located on the same or nearby property or any other premises. This prohibition shall include the advertisement, display or offering for sale of the vehicle upon which the sign is placed except when such vehicle is part of the inventory of a "New and Used Car Lot" as permitted by Section 11.03 of Ordinance No. 543.

Section 18.50D Permitted Signs. (Section 18.50D, as amended by the following: Ordinance No. 1433, adopted 12-4-78; Ordinance No. 1537, adopted 9-4-80; Ordinance No. 2085, adopted 3-25-91; Ordinance No. 2129, adopted 7-27-92; Ordinance No. 2363, adopted 1-20-97; Ordinance No. 2370, adopted 4-24-97; Ordinance No. 2531, 7-18-01; Ordinance No. 2636, adopted 12-17-03; Ordinance No. 2883, 3-7-12.) (1) The following types of signs, where expressly permitted by zoning district, shall not require sign permits unless otherwise indicated; provided that the principal use to which they relate is permitted by Ordinance No. 543, and they meet all other restrictions of the particular zoning district and the following criteria:

(a) Public signs.

(b) In an effort to assist emergency response vehicles in identifying and locating a home, in R-1, R-2, R-3, R-4, R-5, and RUF zoning districts, the owner of a single-family home may paint the address of the home on the portion of the curb in the City of Livonia right-of-way adjacent to the front of the home. The address shall only appear in Arabic or Western numerals painted in black on a bright white background. The address shall not exceed two (2) square feet.

(c) Flags. No greater quantity than three (3) per development site. Flagpoles shall be permitted to be located within the minimum required building setback area, provided that the distance between the base of the pole and any lot line is not less than the height of the flagpole.

(d) Address numbers with a numeral height not greater than six (6) inches for residences and twelve (12) inches for businesses. Address numbers on a business with a numeral height in excess of twelve (12) inches may be permitted as part of the total allowable wall or ground sign area otherwise permitted in this ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style and color.

(e) [Reserved]

(f) One (1) sign or nameplate on the entry door of the premises or adjacent to the doorway not exceeding one (1) square foot of sign area.

(g) Window signs, subject to the following:

1. Permanent window signs shall be permitted only on the ground floor of a building, not to exceed ten (10) square feet in area per each place of business. If the permanent window signs exceed ten (10) square feet in area, they shall be treated as exterior wall signs and shall be permitted only as part of the total allowable wall sign area otherwise permitted in this ordinance.

2. Temporary window signs only on the ground floor of businesses located in C-1, C-2 and C-3 zoning districts, subject to the following:

a. That the total of all window signage, permanent and temporary, covers not more than twenty (20) percent of all the glass area of the portion of the building occupied by such business; and

b. That the signs

i. are not illuminated; and

ii. are removed from the glass area not more than thirty (30) days following the initial display.

(h) One (1) construction sign, provided that such sign is erected only after the issuance of a building permit and is removed at the completion of construction or occupancy of the building, whichever occurs first, and subject to the following additional requirements:

1. Construction signs in AG, R-U-F, and R-1 through R-6 districts shall not exceed six (6) square feet in area, and if freestanding shall not exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.

2. Construction signs in all other districts shall not exceed thirty-two (32) square feet in area, and if freestanding shall not exceed eight (8) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.

(i) Directional signs located on parking areas or on auxiliary parking lots used in conjunction with an adjacent permitted use when the sole purpose of the sign is to expedite the flow of vehicular and pedestrian traffic to, from, and within a development site, each sign may not exceed two (2) square feet in area. The minimum setback for such signs used to indicate an entrance or exit shall be two (2) with a maximum height of three (3) feet. All other directional signs shall have a minimum setback of ten (10) feet with a maximum height of five (5) feet. All such traffic directional signs and supporting structures shall be free of all advertising.

(j) One (1) real estate sign when located on the land or building intended to be rented, leased or sold, subject to the following additional requirements:

1. Real estate signs shall be removed within thirty (30) days after the property is rented, leased or sold. For the purpose of this ordinance, a property shall be considered leased when the lease agreement is executed by all parties or it shall be considered sold when the sale is closed.

2. Real estate signs in AG, R-U-F, and R-1 through R-6 districts shall not exceed six (6) square feet in area, and if freestanding shall not exceed five (5) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.

3. Real estate signs in all other districts shall not exceed sixteen (16) square feet in area, and if freestanding shall not exceed eight (8) feet in height, and shall have a minimum setback of ten (10) feet from any public right-of-way. Two (2) signs not exceeding sixteen (16) square feet each shall be permitted on property situated on a double thoroughfare. Such signs shall require a sign permit and may be erected for a time period not to exceed six (6) months from the date of issuance of the sign permit; provided, however, that such permit may be renewed by the Director for a second six (6) month period. At the end of the second six (6) month period, such permit may be renewed for a period not to exceed six (6) additional months only if the subject property is less than ninety percent (90%) occupied.

4. On development sites with a minimum of two hundred (200) feet of property bordering on the I-275 freeway, real estate signs facing the I-275 freeway shall not exceed sixty-four (64) square feet in area, and if freestanding shall not exceed twelve (12) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way.

(k) Seasonal decorations, provided that such decorations shall not be displayed for a period of more than forty-five (45) consecutive days, or more than sixty (60) days cumulatively, in any one year.

(l) Temporary community event signs for the purpose of advertising or promoting public events sponsored by a non-profit association or corporation for a charitable, educational, or public purpose to which the general public is invited when approved by the City Council and only after a sign permit has been issued by the Director. Such signs shall not exceed sixteen (16) square feet of sign area, eight (8) feet in height, have a minimum setback of ten (10) feet from any public right-of-way and shall be removed within twenty-four (24) hours of the conclusion of the event it advertises.

(m) Real estate development signs, when permitted in a zoning district, require sign permits, provided that such sign is erected only after the issuance of a building permit for the development or a portion thereof. Except for residential subdivisions which are provided for elsewhere, such signs shall be subject to the following additional requirements:

1. Real estate development signs shall be located on the land being developed and shall not exceed thirty-two (32) square feet in area, eight (8) feet in height and shall have a minimum setback of ten (10) feet from any public right-of-way line.

2. Real estate development signs may be permitted for a time period not to exceed twelve (12) months from the date of issuance of the sign permit and may be renewed by the Director when the sign is demonstrated to be safe and well maintained. Such signs are to be removed upon expiration of the permit or occupancy of the building, whichever occurs first.

(n) Political signs shall be permitted in all zoning districts subject to the following:

1. No more than two (2) political signs for or against each candidate or issue to be decided by the voters at the poll shall be placed on any lot or parcel of real property in one ownership, and the maximum area of each sign shall not exceed sixteen (16) square feet or eight (8) feet in height.

2. The painting or posting of any such sign on the exterior surface of any building shall be prohibited.

3. No such sign shall be placed closer than ten (10) feet to any road right-of-way as shown on the Master Thoroughfare Plan.

4. Any such sign shall be removed within five (5) days after the regular election following the primary election or after the primary election in the case of a defeated candidate.

5. Political signs for candidates seeking election to offices other than City of Livonia offices that do not represent or include Livonia or portions of Livonia in their election districts shall be prohibited.

6. When the Director or his agents find that a political sign has been posted in violation of this section, he shall attempt to contact, by telephone, the candidate, committee or person responsible for the posting of such sign. If after notification the illegal sign remains for a period of twenty-four (24) hours, the Director or his agents shall remove the sign and store it in a safe location for at least seven (7) days

and shall immediately notify by telephone the candidate, committee or person responsible for the posting of the sign indicating the fact of removal and the location where it may be retrieved. Signs located in rights-of-way shall be removed without advance notice.

7. The City Clerk shall be required to furnish a copy of this section of this ordinance to any and all candidates seeking election for City offices or for offices which represent portions of the City of Livonia.

(o) Required announcement signs are permitted in all zoning districts when erected and maintained in accordance with the provisions requiring their use.

(2) Any non-commercial message may be substituted for the copy on any commercial sign allowed by this ordinance.

Section 18.50E Sign Regulations for Residential Districts. (Section 1850E, as amended by the following: Ordinance No. 1433, adopted 12-4-78; Ordinance No. 1537, adopted 9-4-80; Ordinance No. 1673, adopted 3-14-83; Ordinance No. 1722; adopted 5-9-85; Ordinance No. 2129, adopted 7-27-92; Ordinance No. 2637, § 1, adopted 12-7-03.) No sign shall be erected, altered or used within any residential district except the following:

(a) Nameplates.

(b) One (1) non-illuminated construction sign.

(c) One (1) non-illuminated real estate sign.

(d) One (1) temporary non-illuminated "open house" real estate sign with an area not to exceed four (4) square feet. Such signs may be located only on the premises being sold and may be displayed for only one (1) day in any seven (7) day period.

(e) One (1) identification sign for each waiver use, not including churches, not to exceed six (6) square feet of sign area and if erected as a ground sign, shall not exceed four (4) feet in height and shall have a minimum setback of twenty (20) feet from any right-of-way line.

(f) One (1) advertising sign for each permitted non-residential use in R-U-F and AG districts not to exceed twenty (20) square feet of sign area and if erected as a ground sign, shall not exceed six (6) feet in height and shall have a minimum setback of ten (10) feet from any right-of-way line.

(g) Churches shall be permitted the following:

1. One (1) identification ground sign not to exceed thirty (30) square feet of sign area or to exceed six (6) feet in height, and shall have a minimum setback of ten (10) feet from any right-of-way line.

2. One (1) freestanding bulletin board or identification ground sign not to exceed twenty (20) square feet of sign area, five (5) feet in height, and shall have a minimum setback of ten (10) feet from any right-of-way line.

3. One (1) wall sign not to exceed twenty (20) square feet of sign area. Such sign shall consist of individual letters attached individually and flatly to the building.

(h) At the entrance to a residential subdivision, an entranceway sign shall be permitted when constructed out of natural materials. This sign shall not exceed twenty (20) square feet of total sign area,

five (5) feet in height, shall be erected on private subdivision property only in yards adjacent to streets at the entrance to the subdivision and shall be located at a minimum of ten (10) feet from all property lines. Said sign may be erected within the median strip of a public divided lane entrance if located no closer than ten (10) feet from the intersecting street right-of-way lines and is approved by the Zoning Board of Appeals. All entranceway signs in a subdivision shall be constructed, utilizing a common design and the same types of materials.

(i) A residential subdivision development with models designed to promote the sale of homes within the subdivision shall be permitted one (1) real estate development sign for each access road entering the development, providing a minimum distance of five hundred (500) feet is maintained between the signs. Such signs shall be located on the subdivision property adjacent to a subdivision entranceway. Each sign, when permitted, shall not exceed a maximum sign area of sixty-four (64) square feet, twelve (12) feet in height, and shall have a minimum setback of ten (10) feet from any right-of-way line. Permits for this type of sign shall be initially issued for a two (2) year period and only to the developer of the subdivision. In addition, to the above, one (1) sign shall be permitted to be erected by each home builder for each model home within the subdivision, not to exceed sixteen (16) square feet in area and a height of five (5) feet. Such signs shall be located in the front yard of the model home and no closer than fifteen (15) feet from any property line. After the two (2) year period, sign permits may be renewed yearly if at least five (5) percent of the remaining lots are vacant and available and new homes remain under construction. Such signs shall be removed upon cessation of new home marketing within the subdivision or when ninety-five (95) percent of all lots have been sold by the builder(s) or when the permit expires, whichever occurs first.

(j) [Reserved]

(k) For residential properties not eligible for signage under paragraphs (f) and (g) above, signage aggregating not more than four (4) square feet shall be permitted, provided such signage does not constitute commercial advertising and no part of same is displayed more than six (6) feet above grade.

(l) Multiple family developments having two (2) or more principal buildings which contain three (3) or more dwelling units shall be permitted one (1) identification sign not to exceed twenty (20) square feet of sign area and if erected as a ground sign, shall not exceed five (5) feet in height and shall have a setback of ten (10) feet from any right-of-way line. Such developments with rental or management offices shall also be permitted one (1) sign not to exceed six (6) square feet in area and four (4) feet in height to identify the rental or management offices.

Section 18.50F Sign Regulations for Office Services Districts. (Section 18.50F, as amended by the following: Ordinance No. 1537, adopted 9-4-80; Ordinance No. 1673, adopted 3-14-83; Ordinance No. 1773, adopted 5-9-85; Ordinance No. 2129, adopted 7-27-92; Ordinance No. 2638, § 1, 12-17-03.) There shall be no sign erected, altered or used within any Office Services District except as herein permitted; provided, however, that no freestanding sign shall be permitted when the front yard setback of the building(s) is less than twenty (20) feet.

(a) Office development sites consisting of a single tenant occupying a single building shall be permitted one (1) identification sign not to exceed sixteen (16) square feet of sign area and if erected as a freestanding sign, shall not exceed six (6) feet in height and shall have a minimum setback of ten (10) feet from any right-of-way line.

(b) Multi-tenant office complexes comprised of one (1) building or multiple architecturally uniform buildings and sharing a common parking area shall be permitted the following, and prior to sign permits being issued, a master sign plan shall be submitted to the Director indicating size, type of location of wall signs, ground signs and any other requested signs:

1. One (1) freestanding business center sign not to exceed thirty (30) square feet in area or exceed six (6) feet in height, eight (8) feet in length, and shall have a minimum setback of ten (10) feet from any right-of-way line. Where a development site has more than four hundred (400) feet of frontage along a major thoroughfare or a minimum of two hundred (200) feet of frontage on each of two (2) major thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, provided the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage.

2. One (1) group identification sign for each principal office building not to exceed twenty (20) square feet in area and if freestanding, shall be located within ten (10) feet of the perimeter of the building.

3. Each separately owned and operated business occupying a one-story building having a separate direct entrance to that business's premises from outside the building is permitted one (1) non-illuminated identification wall sign not to exceed five (5) square feet of sign area. All such signs on a building shall be of a uniform color, size, shape and style and shall be in lieu of nameplates.

(c) One (1) nameplate on the entry door or adjacent to the doorway for each tenant having a separate public means of ingress or egress.

(d) One (1) non-illuminated real estate sign per development site.

(e) One (1) non-illuminated real estate development sign per development site.

(f) One (1) non-illuminated construction sign per development site.

(g) Directional signs.

Section 18.50G Sign Regulations for Professional Office Districts. (Section 18.50G, added to Article XVIII by Ordinance No. 2129, adopted 7-27-92; amended by Ordinance No. 2639, § 1, adopted 12-17-03.)

There shall be no sign erected, altered or used within any Professional Office District except as herein permitted; provided, however, that no freestanding sign shall be permitted when the front yard setback of the building(s) is less than fifty (50) feet.

(a) For each office development site consisting of a single tenant occupying a single building:

1. One (1) freestanding identification sign not to exceed a maximum sign area of thirty (30) square feet or to exceed six (6) feet in height, ten (10) feet in length, and shall have a minimum setback of ten (10) feet from any right-of-way line. Where a development site has more than four hundred (400) feet of frontage along a major or secondary thoroughfare, or a minimum of two hundred (200) feet of frontage on each of two (2) major or secondary thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, providing the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage.

2. One (1) identification wall sign consisting exclusively of individually fabricated letters or symbols attached flatly and individually to the building shall be permitted and the sign area shall not exceed one

(1) square foot for each two (2) lineal feet of building frontage or one hundred (100) square feet, whichever is the lesser.

3. Where the office building is erected in excess of four (4) stories in height, and in lieu of the wall sign permitted under the above section (a) 2., then an identification wall sign consisting exclusively of individual letters attached flatly and individually to the building shall be permitted when located at a height greater than thirty (30) feet above grade, provided that no such sign shall exceed a total size of two percent (2%) of the total square foot area of the front of the building or two hundred (200) square feet, whichever is the lesser.

(b) Multi-tenant office complexes comprised on one (1) or more architecturally uniform buildings shall be permitted the following, and prior to sign permits being issued, a master sign plan shall be submitted to the Director indicating size, type and location of wall signs, ground signs and any other requested signs:

1. One (1) freestanding business center sign not to exceed a maximum sign area of thirty (30) square feet or to exceed six (6) feet in height, ten (10) feet in length, and shall have a minimum setback of ten (10) feet from any right-of-way line or any property line. Where a development site has more than four hundred (400) feet of frontage along a major or secondary thoroughfare, or a minimum of two hundred (200) feet of frontage on each of two (2) major or secondary thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, providing the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage.

2. One (1) group identification sign for each principal office building not to exceed thirty (30) square feet of sign area, and if freestanding, shall be located within twenty (20) feet of the building perimeter.

3. Wall signs not exceeding ten (10) square feet of sign area for each accessory commercial use or a support service may be located on the face of the area occupied by said use or service, providing said use or service is on the ground floor.

4. One (1) wall sign for each principal office building when consisting exclusively of individually fabricated letters or symbols attached flatly and individually to the building shall be permitted, and the sign area shall not exceed one (1) square foot for each two (2) lineal feet of building frontage or one hundred (100) square feet, whichever is the lesser.

5. Where the office building is erected in excess of four (4) stories in height, and in lieu of the wall sign permitted under the above section (b) 4., then an identification wall sign consisting exclusively of individual letters attached flatly and individually to the building shall be permitted when located at a height greater than thirty (30) feet above grade, provided that no such sign shall exceed a total size of two percent (2%) of the total square foot area of the front of the building or two hundred (200) square feet, whichever is the lesser.

(c) One (1) nameplate on the entry door or adjacent to the doorway for each tenant having a separate public means of ingress and egress.

(d) One (1) non-illuminated real estate sign per development site.

(e) One (1) non-illuminated real estate development sign per development site.

(f) One (1) non-illuminated construction sign per development site.

(g) Directional signs.

Section 18.50H Sign Regulations in C-1, C-2, C-3 and C-4 Districts. (Section 18.50H, added to Article XVIII by Ordinance No. 2129, adopted 7-27-92; amended by Ordinance No. 2327, adopted 5-16-96; Ordinance No. 2640, § 1, adopted 12-17-03; Ordinance No. 2842, § 1, adopted 9-9-09.) There shall be no sign erected, altered or used within any C-1, C-2, C-3 or C-4 District except as herein permitted; provided, however, that no freestanding sign shall be permitted when the front yard setback of the building(s) is less than twenty (20) feet. Prior to sign permits being issued, a master sign plan shall be submitted to the Director indicating size, type and location of wall signs, ground signs and any other requested signs.

(a) For each single building or business center, housing no more than three (3) separate business uses:

1. One (1) freestanding business sign not to exceed a maximum sign area of thirty (30) square feet or to exceed six (6) feet in height, ten (10) feet in length, and shall have a minimum setback of ten (10) feet from any right-of-way line.

2. One (1) wall sign for each separate business use not to exceed one (1) square foot of area for each one (1) lineal foot of frontage of the building or portion thereof occupied by each separate business; provided, however, that where a business center has exposure along two major thoroughfares, the corner or end business unit which has exposure on the two thoroughfares shall be permitted a second wall sign on the other facade facing a street, provided that the area of the second sign shall not exceed one-half ($\frac{1}{2}$) of the allowable area of the first permitted sign and that in the case of a single business occupying a corner lot situated on two (2) major thoroughfares, a second wall sign having an area not exceeding one-half ($\frac{1}{2}$) of the allowable area as the first permitted sign, shall be permitted on the other facade facing a street. Wall signs shall be composed of either individual freestanding letters or boxed signs with frames of consistent shape and height with every other sign permitted on the same building such as rectangular, triangular, or circular.

(b) For each business center having four (4) or more separate business uses:

1. One (1) freestanding business center sign not to exceed a maximum sign area of forty (40) square feet or to exceed eight (8) feet in height, ten (10) feet in length, and shall have a minimum setback of ten (10) feet from any right-of-way line. Where a development site has more than four hundred (400) feet of frontage along a major thoroughfare or a minimum of two hundred (200) feet of frontage on each of two (2) major thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, providing the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage.

2. One (1) wall sign for each separate business not to exceed one (1) square foot of area for each one (1) lineal foot of frontage of the portion of the building occupied by each separate business use; provided, however, that where a business center has exposure along two (2) major thoroughfares, the corner or end business unit which has exposure on the two (2) thoroughfares shall be permitted a second wall sign on the other facade facing a street, provided that the second sign shall not exceed one-half ($\frac{1}{2}$) of the allowable area of the first permitted sign; provided further, however, that wall signs shall be

composed of either individual freestanding letters or boxed signs with frames of consistent shape and height with every other such sign permitted, such as rectangular, triangular, or circular.

(c) Signage in a Regional Shopping Center is intended to identify the regional center and/or the principal tenants to the general public; exterior signage will be permitted only to the following extent:

1. One (1) freestanding business center sign not to exceed a maximum sign area of one hundred (100) square feet or to exceed twenty (20) feet in height and shall have a minimum setback of ten (10) feet from any right-of-way line. Where a development site has more than four hundred (400) feet of frontage along a major thoroughfare or a minimum of two hundred (200) feet of frontage on each of two (2) major thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, providing the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage.

2. The total of all wall signs shall not exceed one (1) square foot in area for every one (1) lineal foot of building frontage with a maximum of five hundred (500) square feet per building in the regional center complex.

(d) Permanent window signs.

(e) Temporary window signs, excluding C-4 districts.

(f) One (1) non-illuminated real estate sign per development site.

(g) One (1) non-illuminated real estate development sign per development site.

(h) One (1) non-illuminated construction sign per development site.

(i) Seasonal decorations.

(j) Directional signs.

(k) Nameplates.

(l) A temporary pennant and banner sign permit for not to exceed four (4) weeks per year may be obtained from the Department for pennants, flags, banners, balloons, searchlights and other decorations to be used for special events such as grand openings or special sales, provided that no such permit shall allow the display of balloons or searchlights for more than seven (7) consecutive days or of pennants, banners, or other decorations for more than fourteen (14) consecutive days.

(m) One (1) menu order board sign not exceeding thirty (30) square feet of total sign area shall be permitted for each restaurant with a legally valid "drive-thru" type use. Such sign may only be located at the point of vocal communication with the main building.

(n) Due to their unique nature and character, the following uses are exempted from the application of the foregoing regulations with respect to commercial districts:

1. Gasoline service stations only may display the following type, size and number of signs which are deemed customary and necessary to their respective business:

a. One (1) ground sign per development site not to exceed a maximum area of forty (40) square feet at a maximum height above grade not to exceed twelve (12) feet and a minimum setback of five (5) feet from any right-of-way line.

b. [Reserved]

c. Wall signs and all window signage, including those signs attached to the service buildings or to the canopy fascia, shall not in sum total exceed two (2) square feet in area for each one (1) lineal foot of building frontage with a maximum total area of one hundred (100) square feet.

d. Customary lettering or other insignia on a gasoline pump consisting of the brand of gasoline sold, lead warning information, and any other data not exceeding a total of three (3) square feet on each pump. Such signs shall not require permits.

e. Permanent signs on vending machines or ice containers indicating only the contents of such devices, provided that such devices shall be located within ten (10) feet of the principal building. The sign area on each such device may not exceed six (6) square feet. Such signs shall not require permits.

f. [Reserved]

g. [Reserved]

h. Poster panel signs or "point of sale advertising," subject to the following:

i. May not be attached to the ground sign but may be attached to the building, canopy support structure, or erected upon or attached to any structure or fixture, excluding gas pumps, on the pump island.

ii. Shall not exceed eight (8) square feet in area each.

iii. Must be designed and constructed so that when not in use, they may be dismantled and not leave exposed lights and/or construction frames or otherwise vacant poster area.

iv. Shall be permitted as part of the allowable wall sign area as computed in paragraph (n)1.c. of this section.

2. Hotels and motels only may display the following size and number of signs when the development site has a minimum of two hundred (200) feet of property bordering on I-275 right-of-way:

a. One (1) freestanding business sign not to exceed a maximum sign area of thirty (30) square feet or to exceed six (6) feet in height, ten (10) feet in length, and shall have a minimum setback of ten (10) feet from any right-of-way line.

b. Wall signs shall not in sum total exceed one (1) square foot of sign area for each one (1) lineal foot of building frontage. Wall signs exceeding thirty (30) square feet of sign area each, shall consist exclusively of individually fabricated letters or symbols attached individually and flatly to the building.

c. Additional wall signs shall be permitted on the basis of one (1) square foot of sign area in sum total for each one (1) lineal foot of building frontage facing I-275. Wall signs exceeding thirty (30) square feet of sign area each shall consist exclusively of individually fabricated letters or symbols attached individually and flatly to the building.

(o)

1. Any ground sign permitted under this Section 18.50H which (i) conforms to the terms of this Ordinance, and (ii) pertains to a business, business center, and/or regional center as to which all other signage of whatever type also conforms to this Ordinance, may include a variable electronic message sign covering not more than fifty (50) percent of the area of the ground sign, provided that each individual message on the sign shall remain in place for a minimum of five (5) seconds, any change of message is accomplished within one (1) second, and any change shall occur simultaneously over the entire face of the variable electronic message sign. Signs which constitute Nonconforming Uses under Section 18.17 of this Ordinance, or as to which variance(s) has/have been granted for sign size, height, location, or number, must be eliminated or brought into conformity with all currently applicable ordinance limits prior to the issuance of a variable electronic message sign permit for the business, business center, and/or regional center to which such nonconforming sign(s) pertain(s).
2. No such sign may be oriented to face any residentially zoned property.
3. The intensity of the display on any variable electronic message sign shall not exceed the levels specified in the chart below:

Red Only	3,150	1,125
Green Only	6,300	2,250
Amber Only	4,690	1,675
Full Color	7,000	2,500
INTENSITY LEVEL (NITS)		
COLOR	DAYTIME	NIGHTTIME

Prior to the issuance of a permit for a variable electronic message sign, applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the levels specified in the chart above, and the intensity level is protected from end-user manipulation by password-protected software or other method deemed appropriate by the Department. The characters on any variable electronic message sign must be lighted against a darker or less luminous background.

4. The sign owner shall provide on the application for a permit for a variable electronic message sign contact information for a person who is available to be contacted at any time and who is able to turn off the variable electronic message sign promptly after a malfunction occurs. If the Department finds that a variable electronic message sign has malfunctioned, the owner of the sign, within twenty-four (24) hours of a request by the Department, shall correct the malfunction or power off the sign.

5. Variable electronic message signs which do not comply with all of the provisions of this subsection (o) shall not be permitted in any zoning district in the City.

Section 18.501 Sign Regulations for R-E and Industrial Districts. (Section 18.501, added to Article XVIII by Ordinance No. 2129, adopted 7-27-92.) There shall be no sign erected, altered or used within any R-E, ML, M-1, or M-2 District except as herein permitted:

(a) For each industrial development site consisting of a single tenant occupying a single building:

1. One (1) freestanding identification sign not to exceed a maximum sign area of thirty (30) square feet or to exceed six (6) feet in height, ten (10) feet in length, and shall have a minimum setback of ten (10) feet from any right-of-way line. Where a development site has more than four hundred (400) feet of frontage along a major or secondary thoroughfare, or a minimum of two hundred (200) feet of frontage on each of two (2) major or secondary thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, providing the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage.

2. In lieu of a freestanding sign, then one (1) wall sign consisting exclusively of individually fabricated letters or symbols attached flatly and individually to the building shall be permitted and the sign area shall not exceed one (1) square foot for each two (2) lineal feet of front building width or one hundred (100) square feet, whichever is the lesser.

(b) Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area shall be permitted the following, and prior to sign permits being issued, a master sign plan shall be submitted to the Director indicating size, type and location of wall signs, ground signs and any other requested signs:

1. One (1) freestanding business center sign not to exceed a maximum sign area of thirty (30) square feet or to exceed six (6) feet in height, ten (10) feet in length, and shall have a minimum setback of ten (10) feet from any right-of-way line. Where a development site has more than four hundred (400) feet of frontage along a major or secondary thoroughfare, or a minimum of two hundred (200) feet of frontage on each of two (2) major or secondary thoroughfares, a second freestanding sign shall be permitted with the same size and location limitations as the first permitted sign, providing the distance between the two (2) signs is no less than three hundred (300) feet measured along the road frontage.

2. One (1) group identification sign not to exceed twenty-four (24) square feet of sign area and if freestanding, shall be located within ten (10) feet of the perimeter of the building.

3. Multi-tenant structures may identify tenants with not more than one (1) wall sign per tenant, not to exceed ten (10) square feet of sign area and to be located on the face of the area occupied by the tenant. Such signs shall be in lieu of nameplates.

4. In addition to any other permitted sign, one (1) identification wall sign not to exceed two (2) square feet in area shall be permitted at the rear entrance to each business establishment.

(c) At the entrance to an industrial park, an entranceway sign shall be permitted when constructed out of natural materials. This sign shall not exceed twenty (20) square feet of total sign area, five (5) feet in height, and shall be located entirely on the industrial park property with a minimum setback of ten (10) feet from any right-of-way line.

(d) Nameplates.

(e) One (1) non-illuminated construction sign.

(f) Directional signs.

(g) One (1) non-illuminated real estate sign.

(h) One (1) non-illuminated real estate development sign.

Section 18.50J Permits and Maintenance. (Section 18.50J, added to Article XVIII by Ordinance No. 2129, adopted 7-27-92; amended by the following: Ordinance No. 2641, § 1, adopted 12-17-03.)

(a) Permits Required. It shall be unlawful for any person to erect, alter, paint, relocate, or maintain (by structural change or changing the display of the face of the sign) within the City of Livonia any sign or other advertising structure as defined herein, except where specifically exempted by this ordinance, without first obtaining a permit from the Department and payment of the fee provided for in this ordinance. The provisions and regulations of this ordinance shall not apply to the ordinary servicing or repainting of an existing sign message, cleaning of a sign, nor to changing of advertising on a sign specifically designed for periodic change of message without change in structure, such as a bulletin board, or similar type of sign, but not including a sign to which a new permanent face may be attached.

(b) Application for Sign Permit. Application for sign permits shall be made upon forms provided by the Department, and shall contain or have attached thereto the following information:

1. Name, address, and telephone number of the applicant.
2. Location of the building, structure, or lot to which the sign is to be attached or erected.
3. Position of the sign in relation to nearby buildings, structures, and property lines.
4. Three (3) scaled drawings of the plans and specifications and method of construction and attachment to the building or in the ground.
5. Copy of stress sheets and calculations, if deemed necessary, showing the structure as designed for dead load and wind pressure.
6. Name and address of the person, firm, corporation, or association erecting the structure.
7. Any electrical permit required and issued for said sign.
8. Insurance policy or bond as required herein.
9. Such other information as the Director may require to show full compliance with this and all other applicable laws of the City of Livonia and the State of Michigan.
10. In the discretion of said Director when in his opinion the public safety requires it, the application containing the aforesaid material shall, in addition, bear the certificate or seal of a registered architect or engineer as a condition to the issuance of a permit.
11. In all applications for entranceway signs, the Director shall require that appropriate provisions have been made to assure continued maintenance of the sign.

(c) Permit Fees. A permit fee shall be paid to the Department for each permanent permit and each temporary permit and each renewal thereof required by this ordinance as shall be set by resolution of the City Council. The fee for any required permit shall be doubled if the sign is erected prior to the issuance of the permit.

(d) Appeal Process. The Department has the authority to revoke or deny any sign permit required under this ordinance if the sign violates this ordinance or another law, provided that the Department shall offer the sign owner an opportunity to be heard by the Director or his designee. Such hearing rights shall be in addition to the property owner's rights under Article XXI of Ordinance No. 543, as amended. Such hearing shall occur no later than ten (10) business days after the denial or revocation complained of, except with the consent of the owner to a later hearing date. The person(s) whose permit is under consideration shall be given at least five (5) days written notice of the time, place, and reason for the hearing. The sign owner and/or person identified in the permit shall be permitted to present relevant facts and legal argument concerning the pending denial or revocation. Following this hearing, the Department shall consider the merits of the case and shall present a written opinion prior to any action. If, however, the Department believes the health, safety, or welfare of the citizens is endangered by any violation of this ordinance, the Department may immediately revoke any sign permits.

(e) Sign Permit Expiration. A sign permit shall become null and void if the work for which the permit was issued is not completed within ninety (90) days of the date of issuance.

(f) Liability Insurance. If any wall, projecting, pole, pylon or roof sign is suspended over a public street or property or if the vertical distance of such sign above the street is greater than the horizontal distance from the sign to the street property line or parapet wall and so located as to be able to fall or be pushed onto public property, then the owner of such sign shall keep in force a public liability insurance policy, approved by the City Attorney, in the amount of Fifty Thousand Dollars (\$50,000.00) for injury to one (1) person and One Hundred Thousand Dollars (\$100,000.00) for injury to more than (1) person, and Twenty-Five Thousand Dollars (\$25,000.00) for damage to property, said policy to indemnify said owner from all damage suits or actions of every nature brought or claimed against the owner for or on account of injuries or damages to persons or property received or sustained by any person or persons through any act of omission or negligence of said owner, his servants, agents or employees regarding such sign. In lieu of an insurance policy as required herein, an owner may present proof satisfactory to the City Attorney that said owner is financially capable of self-insurance in the above amounts.

(g) Authorized Sign Erectors. Every person before engaging or continuing in the business of erecting, repairing or dismantling signs, poster boards or other display signs in the City of Livonia, shall obtain an annual sign erector's license. The erector shall first furnish the City a public liability insurance policy, approved by the City Attorney, in the amount of Fifty Thousand Dollars (\$50,000.00) for injury to one (1) person and One Hundred Thousand Dollars (\$100,000.00) for injury to more than one (1) person, and property damage insurance policy in the amount of Twenty-Five Thousand Dollars (\$25,000.00) for damage to property, said policy to indemnify said erector from all damage suits or actions of every nature brought or claimed against the erector for or on account of injuries or damages to persons or property received or sustained by any person or persons through any act of omission or negligence of said erector, his servants, agents or employees in the erection, repair or dismantling of any sign, poster board or other display sign. Said policy shall contain a clause whereby said policy cannot be cancelled until after a written notice of intention to cancel has been filed with the Department at least ten (10)

days prior to the date of cancellation. In lieu of an insurance policy as herein required, an erector may present proof satisfactory to the City Attorney that the said erector is financially capable of self-insurance in the above amounts. Said sign erector's license shall terminate upon the expiration or cancellation of the insurance policy unless evidence of renewal is filed with the Department. The license may be suspended or revoked in the manner provided by Section 18.50J(i), revocation of license.

(h) License Fees. The annual fees for licenses issued under this section shall be as provided in Section 15.56.070 of the Livonia Code of Ordinances, as amended.

(i) Revocation of License. The Director may, after notice and service upon any holder of a license issued under this ordinance, suspend any license heretofore or hereafter granted, for good cause shown. The City Council may revoke a sign license upon giving thirty (30) days' notice to the licensee of the reasons for the proposed revocation and a hearing held thereon. Upon such hearing the licensee may appear in person or together with counsel and contest such revocation.

(j) Material Requirements. All signs shall be designed and constructed in conformity to the provisions for materials, loads, and stresses of the latest adopted edition of the B.O.C.A. Code and requirements of this section.

1. Restriction on Combustible Materials. All signs and sign structures erected shall conform to the State Construction Code relating to combustibility.

2. Non-Structural Trim. Non-structural trim may be of wood, metal, approved plastics, or any combination thereof.

3. Fastenings. Signs erected to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support safely the loads applied. All bolts, cables, and other parts of such signs shall be painted and free from corrosion. Any defect due to the fault of the erector shall be repaired by the erector. All building fastenings must be of non-corrosive materials. Lightweight sign letters may be attached by means of an approved adhesive.

4. Proximity to Electrical Conductors. No sign shall be erected so that any part including cables, guys, etc., will be within six (6) feet of any electrical conductor, electric light pole, street lamp, traffic light, or other public utility pole or standard.

5. Erector's Imprint. Signs of every class which come within the purview of this section, must carry the identification of the sign erector in clearly legible letters. In case of rehangng or reerection of any sign, the new erector must place his identification and the date on the sign.

(k) Windloads. For the purpose of design, wind pressure shall be taken upon the gross area of the vertical projection of all signs and sign structures at not less than fifteen (15) pounds per square foot for those portions above the ground. In calculating wind pressure on curved surfaces such as cylindrical or spherical signs or sign structures, this pressure shall be assumed to act on three-fifths (3/5) of the projected area. In all open frame signs or sign structures, the area used in computing wind pressure shall be one-half (1/2) times the net area of the framing members exposed to the wind.

(l) Maintenance. Every sign shall be maintained in good structural condition at all times, so as not to subject persons or property to any risk of personal injury or property damage. All signs shall be kept

neatly painted, stained, sealed or preserved, including all metal parts and supports. Signs which have missing faces, letters, burned out illumination elements, or peeling or faded paint, shall be considered as not being properly maintained. If an activity, business, or usage is discontinued and occupies a portion of a multi-tenant wall or ground type business sign that complies with all the requirements and provisions of this ordinance, that portion of the sign identifying the previous use shall be painted out or replaced with a blank panel of the same color as the background color that it replaces, until such time as the space occupied by the previous use is reoccupied. Any sign that is maintained contrary to this section shall be subject to the sanctions provided in Section 18.50J(m), sign elimination.

(m) Sign Elimination. The Director may order the removal of any sign and supporting structures:

1. Maintained in violation of this section, such order shall be in writing to the owner of said sign; or to the owner of the building, structure, or premises on which the sign is located; or to the owner or operator of the business to which the sign pertains; and shall allow seven (7) days for the removal of said sign or to insure that it is brought into conformance with the terms of this section.
2. Existing at the time of, or erected after, the adoption of this ordinance if either by its location or structural characteristics is deemed to be immediately hazardous to the safety of the general public.
3. Whenever the sign becomes abandoned as defined in this ordinance.

(n) Responsibility of Compliance. The owner of any property on which a sign is erected, located or placed, and the person maintaining said sign, are declared to be equally responsible for the condition of the sign and the area in the vicinity thereof.

Section 18.50K Non-Conforming Signs. (Section 18.50K added to Article XVIII by Ordinance No. 2129, adopted 7-27-92; amended by Ordinance No. 2532, adopted 7-18-01.) It is the intent of this section to recognize that the existence of non-conforming signs is contrary to the best interests of the community. It is considered as much a subject of health, safety, and welfare as is the prohibition of the establishment of new signs in violation of the requirements of this ordinance. It is hereby declared to be the policy of the City of Livonia, as expressed in this ordinance, to remove non-conforming signs as expeditiously as is reasonable and as circumstances permit, having due regard for the rights of all parties concerned.

(a) Maintenance. Nothing in this section shall relieve the owner or user of a non-conforming sign, or owner of property on which the non-conforming sign is located, from the provisions of this ordinance regarding safety and maintenance of the sign.

(b) Existing Signs. Any existing sign lawfully erected prior to the effective date of this ordinance, which does not comply with all of the requirements and provisions hereof, may be maintained subject to the following provisions, but shall not be:

1. Replaced by or changed to another non-conforming sign.
2. Structurally altered so as to prolong the life of the sign or to change the shape, size, type, or design of the sign unless the sign is brought into conformance with the requirements of this ordinance.
3. Repaired or reestablished after damage or destruction, if the estimated expense of reconstruction exceeds fifty (50) percent of the cost of an identical new sign.

4. Displayed, maintained, or placed by anyone other than the person who owned the premises on the date of adoption of this ordinance.

5. Reestablished or maintained after the activity, business, or usage to which it relates has been discontinued for a period of ninety (90) days or longer. In the case where the activity, business, or usage which is discontinued occupies a portion of a non-conforming multi-tenant wall or ground type business sign, that portion of the sign identifying the previous use shall be painted out or replaced with a blank panel of the same color as the background color that it replaces until such time as fifty (50) percent or more of the total sign area is blank, at which time the entire sign structure is to be removed or replaced with a conforming sign.