

Section 11.08 Zoning District Regulations.

(1) Sign Regulations for Residential Districts

Sign Type	N1, N2, RUF, NM1, NM2, and NM3 Districts (Single-family and two-family lots only)	N1, N2, RUF, NM1, NM2, and NM3 Districts (Residential developments [subdivisions, site condominiums, and multi-family] and non-residential uses only)
Blade Signs	Not Permitted	
Banner or Pennant Signs	Not Permitted	
Monument Signs	Not Permitted	<p>Maximum Number: One (1) for each lot with permitted non-residential uses. One (1) entranceway sign per residential development when constructed out of natural materials.</p> <p>Maximum Height: Five (5) feet.</p> <p>Maximum Area: Twenty (20) sq. ft.</p> <p>Minimum Setback: Ten (10) feet from all property lines and any right-of-way line.</p>
Awning, Canopy, or Wall Signs	Not Permitted	Maximum Area: Twenty (20) sq. ft.
Window Signs	Not Permitted	
Changeable Signs and Electronic Message Center Signs (EMCs) <i>Section 11.10</i>	Not Permitted	
Temporary Signs	<p>Maximum Number: Two (2) per residential lot.</p> <p>Maximum Area: Thirty-two (32) sq. ft., total for all signs. Sixteen (16) sq. ft. maximum per sign.</p> <p>Maximum Height: Six (6) feet.</p> <p>Minimum Setback: Ten (10) feet from any property line.</p> <p>Duration: Temporary signs shall not be placed for a period exceeding ninety (90) days in one calendar year, unless otherwise permitted by this ordinance.</p>	
Address Number Signs	<p>Maximum Numeral Height. 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 monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.</p>	
Identification Sign	<p>Maximum Number: One (1) for each waiver use, not including religious institutions.</p> <p>Maximum Area: Six (6) sq. ft.</p> <p>Maximum Height: Four (4) feet.</p> <p>Minimum Setback: Twenty (20) feet from any right-of-way line.</p>	

(2) Sign Regulations for C-1 Districts.

SIGN TYPE	C-1 DISTRICTS
Blade Signs	Maximum Area: Six (6) sq. ft.
Banner or Pennant Signs	<p>Maximum Number: One (1) per lot.</p> <p>Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign.</p> <p>Maximum Duration: Four (4) weeks per year. 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.</p>

Menu Order Board	<p>Maximum Number: One (1). Maximum Area: Thirty (30) sq. ft. Such signs shall be primarily directed at persons within the premises of the sign owner.</p>	
Monument Signs	Sites consisting of a single tenant occupying a single building.	Sites comprised of one (1) building or multiple architecturally uniform buildings and sharing a common parking area
	<p>Maximum Number: One (1). Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from any right-of-way line.</p>	<p>Maximum Number: One (1). Maximum Area: Twenty (20) sq. ft. Maximum Height: Six (6) feet. Maximum Length: Ten (10) feet. Minimum Setback: Ten (10) feet from the perimeter of the building.</p>
Awning, Canopy, or Wall Signs	<p>Maximum Area: 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 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 (½) of the allowable area as the first permitted sign, shall be permitted on the other façade facing a street.</p>	
Window Signs	<p>Maximum Area: 20% of the window area.</p>	
Changeable Signs and Electronic Message Center Signs (EMCs) <i>Section 11.10</i>	<p>Maximum Area: Fifteen (15) sq. ft. EMC signs are only permitted if they are a monument sign, and only if all signage on site is fully compliant with the Zoning Ordinance.</p>	
Temporary Signs	<p>Maximum Number:</p> <ul style="list-style-type: none"> On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time. On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time. <p>Maximum Area: Sixteen (16) sq. ft. maximum per sign. Maximum Height: Six (6) feet. Duration: Must not be displayed more than 90 days in a 1-year period.</p>	
Address Number Signs	<p>Maximum Numeral Height. 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 monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.</p>	

(3) Sign Regulations in C-2, C-3, and C-4 Districts.

SIGN TYPE	C-2, C-3, AND C-4 DISTRICTS		
Blade Signs	<p>Maximum Area: Six (6) sq. ft.</p>		
Banner or Pennant Signs	<p>Maximum Number: One (1) per lot. Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign. Maximum Duration: Four (4) weeks per year. 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.</p>		
Menu Order Board	<p>Maximum Number: One (1). Maximum Area: Thirty (30) sq. ft. Such signs shall be primarily directed at persons within the premises of the sign owner.</p>		
Monument Signs	<p>For each single building or business center, housing no more than three (3) separate business uses</p>	<p>For each business center having four (4) or more separate business uses</p>	<p>Signage in a Regional Shopping Center is intended to identify the regional center and/or the principal tenants to the general public</p>

	<p>Maximum Area: Thirty (30) sq. ft. Maximum Height: Six (6) feet.</p>	<p>Maximum Area: Forty (40) sq. ft. Maximum Height: Eight (8) feet.</p>	<p>Maximum Area: One Hundred (100) sq. ft. Maximum Height: Twenty (20) feet.</p>
	<p>Maximum Number: One (1). 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.</p> <p>Maximum Length: Ten (10) feet.</p> <p>Minimum Setback: Ten (10) feet from any right-of-way line. No freestanding sign shall be permitted when the front yard setback of the building(s) is less than twenty (20) feet.</p>		
Awning, Canopy, or Wall Signs	<p>Maximum Area: 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 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 (½) of the allowable area as the first permitted sign, shall be permitted on the other façade facing a street.</p>		
Window Signs	<p>Maximum Area: 20% of the window area.</p>		
Changeable Signs and Electronic Message Center Signs (EMCs) <i>Section 11.10</i>	<p>Maximum Area: Fifteen (15) sq. ft.</p> <p>EMC signs are only permitted if they are a monument sign, and only if all signage on site is fully compliant with the Zoning Ordinance.</p>		
Temporary Signs	<p>Maximum Number:</p> <ul style="list-style-type: none"> On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time. On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time. <p>Maximum Area: Sixteen (16) sq. ft. maximum per sign.</p> <p>Maximum Height: Six (6) feet.</p> <p>Duration: Must not be displayed more than 90 days in a 1-year period.</p>		
Address Number Signs	<p>Maximum Numeral Height: 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 monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style, and color.</p>		

(4) Sign Regulations in Industrial Districts.

SIGN TYPE	M-L, M-1, AND M-2 DISTRICTS
Blade Signs	<p>Maximum Area: Six (6) sq. ft.</p>
Banner or Pennant Signs	<p>Maximum Number: One (1) per lot.</p> <p>Maximum Area: Thirty-two (32) sq. ft. or the area of the permanent sign if temporarily covering the permanent sign.</p> <p>Maximum Duration: Four (4) weeks per year. 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.</p>

Monument Signs	<p>For each industrial development site consisting of a single tenant occupying a single building</p>	<p>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 of the Inspection Department, or his or her designee, indicating size, type and location of wall signs, ground signs and any other requested signs</p>	<p>At the entrance to an industrial park, an entranceway sign shall be permitted when constructed out of natural materials.</p>
	<p>Maximum Number: One (1). 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.</p> <p>Maximum Length: Ten (10) feet.</p> <p>Maximum Area: Thirty (30) sq. ft.</p> <p>Maximum Height: Six (6) feet.</p> <p>Minimum Setback: Ten (10) feet from any right-of-way line.</p>		<p>Maximum Number: One (1).</p> <p>Maximum Area: Twenty (20) sq. ft.</p> <p>Maximum Height: Five (5) feet.</p> <p>Minimum Setback: Ten (10) feet from any right-of-way line.</p>
Awning, Canopy, and Wall Signs	<p>For each industrial development site consisting of a single tenant occupying a single building</p>	<p>Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area</p>	
	<p>Maximum Area: One (1) square foot of area for each two (2) lineal foot of front building width or one hundred (100) square feet, whichever is lesser.</p>	<p>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. Additionally, 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.</p>	
Window Signs	<p>Maximum Area: 20% of the window area.</p>		
Changeable Signs and Electronic Message Center Signs (EMCs) <i>Section 11.10</i>	<p>Not Permitted</p>		
Temporary Signs	<p>Maximum Number:</p> <ul style="list-style-type: none"> On lots of five (5) acres or less, no more than two (2) temporary signs are permitted at any one time. On lots of five (5) acres or more, or with three (3) or more businesses, no more than three (3) temporary signs are permitted at any one time. <p>Maximum Area: Sixteen (16) sq. ft. maximum per sign.</p> <p>Maximum Height: Six (6) feet.</p> <p>Duration: Must not be displayed more than 90 days in a 1-year period.</p>		

Address Number Signs	Maximum Numeral Height. 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 monument sign area otherwise permitted in this Ordinance. Individual addresses on multi-tenant buildings shall consist of numerals of a uniform size, style and color.
Identification Signs	Multi-tenant complexes comprised of one (1) or more architecturally uniform buildings and sharing a common parking area shall be permitted 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.

Section 11.09 Billboards.

The erection and maintenance of billboards and outdoor advertising signs on any parcel of land within the City of Livonia, or the use of any such parcel for said purpose, are hereby prohibited; provided, however, that this section shall not apply to billboards or outdoor advertising signs lawfully in existence at the time this Ordinance becomes effective, nor to those specific signs which are expressly allowed by the district regulations contained in this Ordinance.

Section 11.10 Sign Illumination.

(1) Illumination.

Signs permitted to be illuminated, may be either 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:

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

• **Standards.**

Any ground sign permitted under *Section 11.08, 0* which 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 eight (8) 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 11.15* 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).

- No such sign may be oriented to face any residentially zoned property.
- The intensity of the display on any variable electronic message sign shall not exceed the levels specified in the chart below:

INTENSITY LEVEL (NITS)

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

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

Section 11.11 Construction and Maintenance.

(1) 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.

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

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

- **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.
- **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.
- **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 re-erection of any sign, the new erector must place his or her identification and the date on the sign.

F) 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.

G) Sign Elimination.

The Director of the Inspection Department, or his or her designee, may order the removal of any sign and supporting structures:

- 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.
- 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.
- Whenever the sign becomes abandoned as defined in this Ordinance.

H) 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.