

CHAPTER 15

300.1500 SIGN REGULATIONS

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300.1501 Purpose and intent.

Sec. 15.01. It is hereby determined that regulation of the location, size, placement and certain features of signs is necessary to enable the public to locate goods, services and facilities without difficulty and confusion, to promote traffic safety, safeguard public health and welfare, and facilitate police and fire protection.

In addition, it is the intent of this Ordinance to assure the continued attractiveness of the total community environment through the adoption of discretionary controls designed to preserve scenic, aesthetic and economic values within the Village.

These regulations are designed to permit maximum legibility and effectiveness of signs and to prevent their over-concentration, improper placement and excessive height, bulk and area. In general, it is intended that signs of a general commercial or industrial nature be prohibited in districts where commercial or industrial activities are prohibited and that signs in residential districts be limited to those directly related to activities on the premises.

300.1502 Definitions.

Sec. 15.02. The following words and phrases shall have the meanings set forth in this section when they are used in this Chapter:

Accessory sign: A sign which pertains to the principal use of the premises upon which such sign is located.

Appendage sign: A sign that is intended to draw attention to one or more of various services, items for sale, contests, etc., and is attached as an appendage to an accessory sign, sign support or any part of a sign structure. Appendage signs are prohibited throughout the Village of Union City.

Banner sign: A sign on paper, cloth, fabric or other combustible material of any kind, either with or without frames.

Billboard: A non-accessory sign which makes anything known to the general public, and on which a display can be posted, painted or otherwise affixed in a manner which is readily changed. Billboards are prohibited in the Village of Union City.

Building frontage: The length of the portion of a building facing a street abutting to the premises on which a business is located.

Bulletin board: A sign with temporary or replaceable letters or characters, used to announce dates of functions or activities.

Canopy: A suspended covering, often movable, placed above a door, window, or other entranceway. Canopies can be constructed of cloth, metal, wood, or other materials.

Construction sign: A sign advertising a project under development, erected for the period of construction, identifying its developers, contractors, engineers, brokers and architects.

Directional sign: A sign, the primary purpose of which is to expedite the flow of vehicular and/or pedestrian traffic to, from and within a site.

Electronic message board: A sign that uses lights to display messages, such as, but not limited to, the current time, temperature, and/or date of the immediate environment.

Flag: A banner of distinctive design used as a symbol of a nation, state or other governmental entity or a non-profit organization.

Flashing sign: A sign that is intermittently illuminated or reflects light intermittently from either an artificial source or from the sun.

Freestanding sign: A sign supported by one or more uprights, poles, pylons or braces placed in or upon the ground and not attached to any building or other structure.

Grade: The average elevation of an area within a radius (of the sign base) equal to two times the height of the sign.

Handicapped sign: A sign limited to indicating that off-street parking is reserved for the physically handicapped, or a sign which is limited to indicating facilities for the physically handicapped.

Illuminated sign: A sign which has characters, letters, figures, or designs which are illuminated either internally or with external shielded lights.

Institutional sign: A sign containing a surface area upon which is displayed the name of a religious institution, school, library, community center, or similar institutions, and the announcement of its services or activities.

Interior sign: A sign which is visible from any public street, sidewalk, alley, park or public property and located within a building.

Marquee sign: A sign attached to or hung from a marquee, canopy or other covered structure projecting from and supported by the building.

Maximum sign height: Shall be measured from grade or sidewalk to the highest edge of the sign surface or its projecting structure.

Minimum sign height: Shall be measured from grade or sidewalk to the lowest edge of the sign surface or its projecting structure.

Moving sign: A sign that has motion either constantly or at intervals or that gives the impression of movement through intermittent, flashing, twinkling, or varying intensities of illumination.

Non-accessory sign: A sign which does not pertain to the principal use of the premises on which such sign is located.

Occupational sign: A sign denoting only the name and profession of an occupant in a commercial building or public institutional building.

Portable sign: A sign, sign board, or banner which is not permanently anchored or secured to either a building, structure or the ground; or any sign attached to a trailer or other vehicle not accessory to the vehicle or its use, but used with the express intent of advertising.

Premises: A lot or group of lots with one or more buildings which functions as a single use, is under the same ownership or control and is not divided by a public street. Multiple tenants of a single premises may share common entranceway and off-street parking. Examples of premises include a shopping center, a multiple family apartment complex, and a educational or medical campus.

Projecting sign: A sign so constructed and erected as to be attached at one end to a building, metal pole or other structure, and projecting therefrom.

Roof sign: A sign which is erected, constructed and maintained on or above the roof of a building or any portion thereof. Roof signs are prohibited in the Village of Union City.

Sign: Any visual or graphic device designed through use of words, numbers, characters, or symbols to inform or attract attention and which is designated to be visible from outside any building or structure in which, upon which, or attached to which it may be located.

Sign area: The entire area within a circle, triangle, rectangle or other geometric shape enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any frame or other material, graphic or color forming an integral part of the display or message, 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, if no advertising matter is placed thereon.

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

Subdivision/development sign: A sign or entranceway structure, listing the names and addresses only of the establishments occupying a development, subdivision or condominium. 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.

Temporary sign: A sign intended to be displayed for a limited period of time, including decorative displays for holidays, special events, political signs, real estate signs, or public demonstrations.

Wall sign: A sign attached to, painted on, inscribed, or otherwise set upon the exterior wall or surface of any building. A mural is considered a wall sign. A sign painted or inscribed on a canopy shall also be considered a wall sign.

300.1503 Computation of sign area.

Sec. 15.03. For the purposes of this ordinance, the total area of a sign shall be expressed in square feet and shall be computed as follows:

- (a) *Single-face sign.* The total area of a single-face sign shall be computed as the number of square feet within any single or combination of geometric shapes — such as a square, rectangle, triangle or circle — encompassing the extreme limits of an individual letter(s), word(s), message(s), representation, emblem or any similar figure, including open space(s), together with any frame or other material forming an integral part of display used to differentiate such sign from the background against which it is placed.
- (b) *Double-face signs:* For double-face signs having two faces of equal size arranged and/or positioned back to back, parallel to each other, with no more than a two-foot space between the two faces; the area of the sign shall be computed as one-half the total area of the two faces. When the faces of such a sign are not of equal area, then the area of the sign shall be computed as the total area of the largest face.
- (c) *Three-dimensional signs.* For signs which are designed as a three- dimensioned geometric form such as a sphere, cone, cylinder, or cube; the area shall be computed as one-half the total surface of the geometric form.

300.1504 Permit required for signs.

Sec. 15.04.

- (a) *Sign erection permit:* It shall be unlawful for any person to construct, erect, re-erect, move, alter, enlarge, or illuminate, any sign unless a permit shall have been first obtained from the Zoning Administrator, except as provided in Section 15.07 [300.1507] (Signs Exempt from Permit requirement). Any sign that makes use of electricity shall, in addition to a sign permit, require an electrical permit, regardless of size.
- (b) *Sign maintenance or change of message:* No permit shall be required for ordinary servicing, repainting of existing sign message, or cleaning of a sign. No permit is required for change of message of a sign designed for periodic

message change without change of structure, including a bulletin board or billboard, but not including a sign to which a new permanent face may be attached.

- (c) *Planning Commission approval:* All subdivision/development signs, time/date/or temperature signs, or any type of sign not explicitly defined in Section 15.02 [300.1502] of this Ordinance must be approved by the Village Planning Commission before a permit shall be issued.
- (d) *Sign erector requirements:* Permits for the erection of signs shall only be issued to persons qualified to carry on such work under the provisions of Section 15.05 [300.1505].
- (e) *Permit applications:* Applications for sign permits shall be made upon forms provided by the Zoning Administrator for this purpose and shall contain the following information:
 1. Name, address and phone number of applicant.
 2. Location of the building, structure, or lot on which the sign is to be attached or erected.
 3. Position of the sign on the building, structure or lot on which the sign is to be attached or erected.
 4. Position of the sign in relation to nearby buildings, structures, signs, property lines, and rights-of-way, existing or proposed.
 5. Zoning district in which the sign is to be located.
 6. Two copies of the sign plans and specifications for method of construction and attachment to the building or in the ground. The sign plans shall include all pertinent data including highest point, low point clearance, face outline and total face area with method of calculation. When public safety so requires the specifications shall include the certificate or seal of a registered structural or civil engineer as a condition to the issuance of a permit.
 7. Name and address of the sign erector.
 8. Insurance policy as required herein (see Section 15.05[300.1505](a)) and/or performance bond as required.
 9. Such other information as the Zoning Administrator may require to show full compliance with this and all other applicable laws of the Village and the State of Michigan.
- (f) *Sign erection permit expiration.* A sign permit shall become null and void if the work for which the permit was issued is not completed within 90 days of the date of issue.

300.1505 Sign erector requirements.

Sec. 15.05.

- (a) *Insurance certificates:* Before a sign permit is issued, the installing company shall submit for filing with the Village a valid Certificate of Insurance, for public liability in the amount of \$100,000.00 for injuries to one person and \$300,000.00 for injury to more than one person, and property damage insurance in the amount of \$25,000.00 for damage to any property due to the actions of himself or any of his agents or employees. Said certificate shall provide for notification of the Zoning Administrator ten days prior to expiration of insurance.
- (b) *Lapsing of insurance:* If at any time, the insurance of any sign erector is permitted to lapse, his right to obtain permits shall automatically be revoked.
- (c) *Notification of change:* A sign erector shall notify the Building Official of any change in address, and if a firm or corporation, any change in ownership or management if other than that indicated on the Insurance Certificates.

300.1506 Certificate of compliance.

Sec. 15.06.

- (a) *Compliance certification:* All signs shall be inspected at original installation and if found to be in full compliance with the provisions of this Chapter, shall be issued a Certificate of Compliance. The Zoning Administrator shall cause existing signs to be inspected if deemed necessary by him to determine continuation of compliance with the provisions of this Chapter.
- (b) *Responsibility of compliance:* The owner of any property on which a sign is placed and the person maintaining said sign are declared to be equally responsible for the erection, safety and condition of the sign and the area in the vicinity thereof subject to provisions of Section 15.11 [300.1511] of this Chapter.

300.1507 General sign provisions.

Sec. 15.07.

- (a) *Public rights-of-way:* No sign (or any pole or support cable of any nature) except those established and maintained by the Village, County, State, or Federal Governments, shall be located in, project into, or overhang a public right-of-way or dedicated public easement, unless otherwise authorized in this ordinance.
- (b) *Sign heights:* The highest point of any sign shall not exceed 25 feet above the ground or grade level (exception shall be 18 feet in total height in the B-1

zoning district). All signs which project over a public or private road or walkway, such as street signs, directional signs, or a sign on a canopy, shall have under clearance from the lowest point of the sign to the ground or grade level of not less than eight feet.

- (c) *Traffic interference.* No advertising device shall be erected or maintained which simulates or imitates in size, color, lettering, or design any traffic sign or signal or other word, phrase, symbol, or character in such manner as to interfere with, mislead, confuse or create a visual impediment or safety hazard to pedestrian or vehicular traffic.
- (d) *Clear corner vision:* No sign above a height of 30 inches shall be located within, project into, or overhang the triangular area formed at the intersection of any two street right-of-way lines (existing or proposed) by a straight line drawn between said right-of-way lines at a distance along each line of 25 feet from their point of intersection, unless visual under clearance can be assured on the plans.
- (e) *Proximity to electrical conductors:* No sign shall be erected so that any part including cables, guys, etc., will be within ten feet of any electrical conductor, electric light pole, street lamp, traffic light, or other public utility pole or standard.
- (f) *Illumination:* No sign shall be illuminated by other than approved devices, and in no case shall any open spark or flame be used for display purposes unless specifically approved by the Village Council. All illuminated signs shall be so arranged or shielded so as not to interfere with the vision of persons on adjacent thoroughfares. In no event shall light from an illuminated sign shine on adjacent property which is used for residential purposes.
- (g) *Fire escapes:* No signs of any kind shall be attached to or placed upon a building in such a manner as to obstruct any fire escape.
- (h) *Wall signs:* No wall sign shall project beyond or overhang the wall, or any permanent architectural feature and shall not project above or beyond the highest point of the roof or parapet.
- (i) *Freestanding signs:* With respect to freestanding signs, components (supporting structures, backs, etc.) not bearing a message shall be constructed of materials that blend with the natural environment or shall be painted a neutral color to blend with the natural environment.
- (j) *Liability insurance:* If the vertical distance of a sign above the street is greater than the horizontal distance from the sign to the street right-of-way line and is so located as to be able to fall or be pushed onto or impacts public property in any manner, then the owner of such sign shall keep in force a public liability insurance policy in the amount of \$100,000.00 for injury to

one person and \$300,000.00 for injury to more than one person and Property Damage Insurance in the amount of \$25,000.00 for damage to property. In lieu of an insurance policy as required herein, an owner may present satisfactory proof to the Village Attorney that said owner is financially capable of self-insurance in the above amounts.

300.1508 Signs exempt from permit requirements.

Sec. 15.08. No sign permit is required for signs listed below. Such exemptions, however, shall not be construed to relieve the owner for its proper location, erection, and maintenance.

- (a) *Government signs*: Signs erected by or on behalf of or pursuant to the authorization of a government body, including legal notices, informational signs, directional, or regulatory signs.
- (b) *Flags*: Flags, pennants or insignia of any governmental or nonprofit organization when not displayed in connection with a commercial promotion or as an advertising device.
- (c) *Address signs*: Signs not exceeding two square feet in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations.
- (d) *Street signs*: Signs erected by the Village, county, state, or federal government for street names, traffic control, or direction and information.
- (e) *Private traffic signs*: Signs directing and guiding traffic and parking on private property that do not exceed six square feet each and bear no advertising matter.
- (f) *Handicapped signs*: Not exceeding four square feet each and bearing no advertising matter.
- (g) *Architectural features/artwork*: Integral decorative or architectural features of buildings or works of art, so long as such features or works so not contain letters, trademarks, moving parts, or lights.
- (h) *Small accessory signs*: Any accessory sign erected on a premise which is no more than two square feet in area, such as no trespassing signs, garage sale signs, and signs warning of animals. The total area of all small accessory signs on one premise shall not exceed eight square feet, except in residential districts in which the total area of all small accessory signs on one premise shall not exceed six square feet.
- (i) *Temporary signs, banners, flags*: Temporary signs, not specifically regulated in any other section of this ordinance, including but not limited to: political

or campaign signs, real estate signs, signs for special events or activities, banners, flags, and the like shall be permitted subject to the following conditions:

- a. No temporary sign or devices shall be located in the public right-of-way, attached to any utility pole, or located within five feet from any public sidewalk or street right-of-way.
- b. All temporary signs must be removed within 30 days of the conclusion of the event, activity, election, sale, etc. for which the temporary sign is displayed.
- c. The total area and height of temporary signage shall not exceed the following standards:
 - i. In residential districts, temporary signage shall be limited to six square feet in area and six feet in height.
 - ii. In all commercial and industrial districts, temporary signage shall not exceed 32 square feet of total sign area per side or a height of eight feet.

300.1509 Signs prohibited throughout the Village.

Sec. 15.09. The following signs are prohibited throughout the Village, notwithstanding anything to the contrary in this Chapter.

- (a) *Moving signs:* Signs that revolve or are animated or that utilize movement or apparent movement to attract attention. No sign shall have blinking, flashing, or fluttering lights or other illuminated devices such as a changing light intensity, brightness or color. No site shall utilize moving patterns of light so as to convey an illusion of motion or animation. Electronic message boards or changeable copy signs in which the copy consists of an array of light, are permitted, provided that the frequency of message change is not less than five seconds. All lights in a display shall activate simultaneously, remain activated for not less than five seconds, and deactivate simultaneously. Beacon lights and search lights are not permitted.
- (b) *Flashing signs:* Signs which are illuminated by or in any manner incorporates lights that flash, twinkle, move, or give the appearance of movements.
- (c) *Banners, streamers:* Exterior banners, pennants, spinners, other than a banner or pennant used as a permitted sign under provisions of this Chapter.
- (d) *String lights:* Exterior string lights used in connection with a commercial premises, other than holiday decorations, which shall be removed within 15 days after the holiday.
- (e) *Unsafe signs:* Any sign which is structurally or electrically unsafe.

- (f) *Utility poles and landscaping:* Any sign erected on a utility pole, directional sign post, or landscaping including trees. Prohibited signs shall not include street signs erected by the Village, county, state, or federal government or a public transit agency.
- (g) *Business no longer existing (abandoned signs):* Any business sign or sign structure now or hereafter existing which advertises a business conducted or a product sold, which no longer exists or is no longer in business on the premises on which the sign is located. Such sign shall be considered abandoned and shall, within 30 days after such abandonment, be removed by the sign owner, owner of the property where the sign is located, or other party having control over such sign.
- (h) *Non-anchored signs:* Portable Signs and freestanding signs not permanently anchored or secured to either a building or the ground, except real estate "open house" signs.
- (i) *Signs on vehicles:* Signs displayed on any vehicle or trailer when the subject vehicle or trailer is parked in such a manner that the obvious intent is to attract attention to a business, service, or commodity on the premises.
- (j) *Sign structure without sign:* Any sign structure or frame no longer supporting or containing a sign. The owner of the property where the sign is located shall, within 30 days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign. This subsection shall not be construed to prevent the changing of the message of a sign.
- (k) *Roof-mounted signs.*
- (l) *Appendage signs.* (See Definition under Section 15.02 [300.1502].)
- (m) *Billboards.* (See Definition under Section 15.02 [300.1502].)
- (n) *Portable signs.* (See Definition under Section 15.02 [300.1502].)
- (o) *Air-filled or gas-filled balloon signs.*
- (p) *Other signs prohibited:* Other signs not expressly permitted shall be prohibited.

300.1510 District regulations.**Sec. 15.10.**

- (a) *Signs permitted in residential districts:*

- 1. For each dwelling unit, one address sign in compliance with Section 15.08[300.1508](c) of this Zoning Ordinance.

2. Small accessory signs no more than two square feet in area, such as no trespassing signs, garage sale signs, and signs warning of animals. The total area of all small accessory signs on one premise shall not exceed six square feet.
3. One subdivision entrance sign per vehicle entrance may be permitted on private property in compliance with the corner clearance provisions (Section 15.07[300.1507](e)) and shall not exceed 24 square feet in area or a height of six feet above grade. The location and appearance of all subdivision/condominium signs shall be subject to review and approval by the Planning Commission at the time of site plan review, provided that such signs shall be located no closer than 12 feet from any property line. Adequate provisions shall also be made at the time of site plan review to insure continued maintenance of the sign.
4. No more than one freestanding and one wall institutional sign for schools, churches, libraries, or similar institutions having an area of no more than 32 square feet, having a height of no more than six feet above the established grade, and located no closer than ten feet from any property line.

(b) *Signs permitted in R-R District:*

1. Signs as permitted in Section 15.10[300.1510](a) above, except that up to eight square feet of total small accessory signs may be erected.
2. Signs of a combined area of not more than 32 square feet advertising the name and activities of a permitted nonresidential use or legal non-conforming use. Said sign shall be located on the same parcel as the use. Signs for discontinued legal non-conforming uses shall be removed as provided for in this chapter.
3. Private traffic signs and handicapped signs in compliance with Section 15.8[300.1508](e) and (f).
4. Customary farm and crop signs on active farms.

(c) *Signs permitted in B-1 (Central Business) District:*

1. On the street side of a premises, one wall sign shall be permitted, the total area of which shall not exceed one square foot for each one linear foot of frontage of the principle building(s). Where a principle building has frontage along two or more streets, one additional sign not exceeding one square foot along each one linear foot of building frontage along the second or more streets shall be permitted, provided that the total sign area along each additional frontage shall not exceed 32 square feet.

2. For occupied parcels with lawn or parking facilities sufficient to meet required setback requirements, one free-standing sign not to exceed 50 square feet in size and 18 feet in height shall be permitted.
3. In addition to the signs allowed in paragraphs 1 and 2 above, wall sign(s) may be erected on the rear or parking lot side of a premises not exceeding one-half square foot for each linear foot of the rear length of the principle building(s), provided that the total sign area shall not exceed 24 square feet in area. Such signs shall be erected not less than four feet nor more than 12 feet above the established grade.
4. Interior signs: For each premises, an additional area of interior signs not to exceed 50 percent of the area of any window shall be permitted, provided no one sign shall exceed 20 square feet in area. The area of interior signs shall be computed in the manner provided for all signs under Section 15.03 [300.1503].
5. In the CBD District only, signs may be located over a public right-of-way if painted or inscribed on a canopy (see Section 15.02 [300.1502] for definition of "canopy"). Such signs shall not project over a roadway, and shall have a minimum under-clearance of eight feet from the lowest point of the sign to the ground or grade level.
6. Theaters, except for adult-regulated uses, shall be permitted 100 square feet of sign area in addition to the district provisions of this Chapter for changeable-message type marquee signs.

(e) *Signs permitted in B-2 (Neighborhood Business) and B-3 (General Commercial) District:*

1. The total sign area for an occupied parcel of property in the B-2 or B-3 District shall not exceed 125 square feet per 100 feet of street frontage with the total sign area for any parcel not to exceed 200 square feet.
2. One freestanding sign may be allowed per premises. Such sign shall not exceed 25 feet in height and 100 square feet in area.
3. In addition to the signs allowed in paragraphs 1 and 2 above, wall sign(s) may be erected on the rear or parking lot side of a premises not exceeding one-half square foot for each linear foot of the rear length of the principle building(s), provided that the total sign area shall not exceed 32 square feet.
4. Interior signs: For each premises, an additional area of interior signs not to exceed 50 percent of the area of any window shall be permitted, provided that no one sign shall exceed 20 square feet in area. The area of interior signs shall be computed in the manner provided for all signs under Section 15.03 [300.1503].

5. Gasoline service stations shall be permitted signs on each pump island indicating the prices and types of gasoline and the type of service. The aggregate area of such signs shall not exceed 20 square feet per pump island. In no event shall the total area of all such signs exceed 120 square feet.
6. Theaters, except for adult-regulated uses, shall be permitted 100 square feet of sign area in addition to the district provisions of this Chapter for changeable-message type marquee signs.

(f) *Signs permitted in I-1 (Industrial) District:*

1. One wall sign may be erected per building face up to 100 square feet in area or ten percent of the total facade are of the building which ever is less.
2. One freestanding (ground or pole mounted) sign may be erected provided said sign does not exceed 100 square feet of display area per side. Such sign shall have a height of no more than 20 feet above the established grade and be erected no closer than 20 feet from any property line.
3. In addition to signs permitted in paragraph 1 above, one wall sign shall be permitted for each tenant having an individual means of entranceway into the side or rear of a building. Such sign shall not exceed six square feet in area, and shall be erected not less than four feet nor more than 12 feet above the established grade.
4. Interior signs which are visible from any public right-of-way, alley, or adjacent property are prohibited.
5. Directional signs, up to six square feet in area, designating entrances, exits, parking and unloading areas, shipping docks, and similar internal traffic control signs shall be permitted and located no closer than within five feet of any property line.

(Ord. No. 2002-05 adopt. 11-13-2002)

300.1511 Construction and maintenance requirements.

Sec. 15.11.

- (a) *Materials and design:* All signs shall be designed, constructed and maintained in conformity with the provisions for materials, loads, and stresses of the latest adopted edition of the Village Building Code and requirements of this Chapter.
- (b) *Erector's imprint:* Signs which require a permit under this Chapter must carry the identification and address of the sign erector, electrical voltage (when applicable), and date of erection in clearly legible letters whether for

the initial erection or rehanging of a sign. In case of re-hanging or re-erection of any sign, the new erector must place his identification, address and the date on the sign.

- (c) *Fastenings:* All signs must be erected in such a manner and with such materials to remain safe and secure during the period of use and all bolts, cables, and other parts of such signs shall be kept painted and free from corrosion. Any defect due to the fault of the erector shall be repaired by the erector.
- (d) *Freestanding signs:* Freestanding signs shall be securely fastened to the ground or to some other substantial supportive structure so that there is no danger that either the sign or the supportive structure may be moved by the wind or other forces and cause injury to persons or property.
- (e) *Sanitation/landscaping:* Property surrounding any freestanding sign shall be kept clean, sanitary and free from obnoxious and offensive substances, weeds, debris, rubbish, and flammable material. All plant materials and other landscaping surrounding a freestanding sign shall be maintained on a regular basis, including pruning, mowing, watering, fertilizing and replacement of dead and diseased materials.
- (f) *Maintenance:* All signs and all components thereof, including without limitation supports, braces, and anchors, shall be kept in a state of good repair. Peeling or missing paint, holes, broken, cracked, bent, warped, rotted, discolored, sagging, out-of-plumb, worn, rusted or missing material parts shall be repaired within ten days of written notification of the Zoning Administrator.

300.1512 Non-conforming signs.

Sec. 15.12.

- (a) *Intent:* It is the intent of this Chapter to encourage eventual elimination of signs that as a result of the adoption of this Chapter become non-conforming, to administer this Chapter to realize the removal of illegal non-conforming signs, and to avoid any unreasonable invasion of established private property rights.
- (b) *Lawful existing signs:* Any sign lawfully existing at the time of the adoption of this Chapter which does not fully comply with all provisions shall be considered a legal non-conforming sign and may be permitted to remain as long as the sign is properly maintained and not detrimental to the health, safety and welfare of the community except as hereafter provided.
- (c) *Continuance:* A non-conforming sign shall not:
 1. Be expanded.
 2. Be relocated.

3. Be altered unless the alteration or reconstruction is in compliance with the provisions of this Chapter. For the purpose of this Chapter only, the term "altered" or "reconstructed" shall not include normal maintenance; changing of surface sign space to a lesser or equal area; landscaping below the base line; or changing electrical wiring or devices, backgrounds, letters, figures, or characters.

Existing signs shall be permitted to be improved and the installation of new signs permitted if the new or reconstructed sign is equal to or less than the existing sign in size, height and in the same location pursuant to review and approval by the Village of Union City Planning Commission.

- (d) *Termination of business:* Nonconforming signs and sign structures shall be removed or made to conform within 60 days of the termination of the business or use to which they are accessory.
- (e) *Change of property:* If the owner of a sign or the premises on which a sign is located changes the location of a building so that any sign on the premises is rendered nonconforming, such sign must be removed or made to conform to this Chapter.
- (f) *Portable and temporary signs:* Portable and temporary signs that are nonconforming shall be altered to comply with the provisions of this Chapter or removed within 90 days after the effective date of this Chapter.
- (g) *Administration:* The Zoning Administrator shall make every reasonable effort to identify all the nonconforming signs within the Village. Persons responsible for each sign (as well as the owner of the property where the nonconforming sign is located) shall be contacted and informed (i) which sign is nonconforming, (ii) how it is nonconforming, (iii) what must be done to correct it and by what date, and (iv) the consequences of failure to make the necessary corrections. The administrator shall keep complete records of all communications and other actions taken with respect to such nonconforming signs.

(Ord. No. 2002-05 adopt. 11-13-2002)