

ORDINANCE NO. 8-400

SIGN ORDINANCE

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Section 1.0. Short Title. This ordinance shall be known and may be cited as the City of Ishpeming Sign Ordinance.

Section 2.0. Intent. It is the intent of this ordinance to regulate signs in the City of Ishpeming so as to protect the public health and safety and to promote the public welfare. This is accomplished by regulating the size, placement, relationships, construction, illumination, and other aspects of signs in the City. It is determined that such regulation is necessary for several reasons:

1. To enable the public to locate goods, services, and facilities without difficulty and confusion;
2. To prevent competition for attention between advertising signs and traffic control signs and signals;
3. To prevent signs which are potentially dangerous to the public due to structural deficiencies or disrepair;
4. To preserve the mental and physical well being of the public by preventing insistent and distracting demands for attention;
5. To assure the continued attractiveness of the community, showing special concern for the value of its cultural and natural features; and
6. To protect property values within the community.

It is further determined that signs which may lawfully be erected and maintained under the provisions hereof are inconsistent with customary usage and that signs which may not lawfully be erected or maintained under the provisions hereof are consistent with customary usage, are an abuse thereof, and are an unwarranted invasion of legitimate business interests and of the rights of the public.

Section 3.0. Definitions. For the purpose of this ordinance, certain terms or words used herein shall be interpreted as follows:

All words used in the present tense shall include the future; all words in the singular number include the plural number and all words in the plural number include the singular number; the word "building" includes "structure"; "dwelling" includes "residence"; the word "person" includes "corporation" and "co-partnership", as well as an "individual"; the word "shall" is mandatory and the word "may" is permissive; the word "lot" includes the word "plot", "parcel", and "site".

Terms not herein defined shall have the meaning customarily assigned to them, or as defined in the Building Code or City Zoning Ordinance.

Alley. Any public right-of-way, whether dedicated or not, affording a secondary means of access to property and not intended for general traffic circulation.

Billboard. See Standard Outdoor Advertising Structure.

Building Code. The building code as currently enforced in the City pursuant to the laws of the State of Michigan.

Building Frontage. The distance between two parallel lines, drawn perpendicular to the edge of the right-of-way, which intersect with any part of the building. Where the building is located upon a curve, the line shall be drawn perpendicular to a tangent drawn through the nearest point of the right-of-way for a convex curve and the furthest point of the right-of-way for a concave curve.

Canopy. A permanent rooflike structure, usually of metal, wood or glass, extending over an entrance, pedestrian walkway or window as a shelter.

District. Refers to the Zoning District as established under the City Zoning Ordinance.

Electrical Code. The electrical code as currently enforced in the City pursuant to the laws of the State of Michigan.

Erected. Includes built, constructed, altered, reconstructed, moved upon or any physical operations on the premise required for construction. Excavation, fill, drainage, installation of utilities and the like shall be considered a part of erection.

Face. The portion of a sign upon, against, or through which the message is displayed or illustrated.

Flag. A flexible piece of fabric or other material containing the official emblem of any unit of government.

Frontage. A property line shall be said to be a property frontage whenever it is coterminous with the boundary of a public right-of-way. Where two or more frontages exist for the same parcel, one shall be selected by the property owner for the purpose of calculating permitted signage.

Grade. The average level of the finished surface of the ground adjacent to all exterior walls of a building or support structure more than five (5) feet from a right-of-way. For building closer than five feet to a right-of-way, the grade is the curb elevation at the center of the building or support structure. If there is no curb, the City Engineer shall establish the grade.

Height. The maximum vertical distance between a horizontal line drawn through the highest point of a sign or its supporting structures, whichever is higher, and a finished grade at the base of a sign.

Mansard Roof. A roof, or structure on a building imitating a roof, which is at an angle of 60 degrees or greater from the horizontal.

Marquis. See canopy.

Pennant. A flexible piece of fabric or other material designed to attract attention or convey information by means of lettering, logos, color, or movement.

Plaque, Commemorative. An inscribed tablet of brass or other non-corrosive metal or stone, identifying a place of historical or cultural significance.

Residential Nameplate. A sign identifying a multiple family residential structure or identifying the occupants of one and two family structures.

Shopping Center. A shopping center shall mean a unified commercial development occupied by a group of five or more separate retail businesses occupying substantially separate divisions of a building or buildings fronting on a privately owned common mall or parking lot, rather than on a public street.

Sign. A name, identification, image, description, display, or illustration which is affixed to or located on, painted or represented directly or indirectly upon a building, structure, or piece of land, and which directs attention to any goods, services, any institution, organization, or business, and which is visible from any street, right-of-way, sidewalk, alley, park, or other public property. Customary displays or merchandise or objects and material placed behind a store window are not signs or parts of signs.

Sign, Advertising. Any sign which identifies a product or service or brand name offered to the public.

Sign, Area of.

1. The entire area within a circle, triangle, or parallelogram enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame or other material or color forming an integral part of the display or use to differentiate the sign from the background against which it is placed, but excluding the necessary supports or uprights on which the sign is placed. Also sometimes referred to as "display area".
2. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and are at no point no more than two feet from one another, the area of the sign shall be taken as if the two faces are of equal size, or as the area of the larger face if the two faces are of unequal size. The spacing between the parallel faces of a ground or pole sign may be increased to three feet where there are only two supports. In no case shall a support have a greater cross sectional width than 36 inches.
3. Where a sign consists solely of lettering or other sign elements printed or mounted on a wall of a building without any distinguishing border, panel or background, any blank rectangular area which is more than ten percent of the area of the sign, as otherwise computed, shall be disregarded. All of the lettering and other sign elements printed or mounted upon a wall of a building without any distinguishing border, panel, or background and pertaining to the same enterprise shall be treated as a single sign for purposes of area computation.

Sign Compliance Statement. Application permit submitted to Sign Official.

Sign, Ground. A sign supported by one or more uprights or a base, the entire

display area of which is more than eight (8) feet from the ground.

Sign, Identification. Any sign which bears the name of a structure, business or proprietor, on the site on which it is located.

Sign, Illuminated. A sign that provides artificial light through transparent or translucent material or is illuminated by a light from an exterior source.

Sign Official. The City Zoning Administrator.

Sign, Off-Premise. A sign which advertises goods, services or attractions not available on the same site as the sign.

Sign, On-Premise. A sign which advertises only goods, services, facilities, events, or attractions available on the premises where located, or identifies the owner or occupants or directs traffic on the premises. All other signs are off-premise signs.

Sign, Pole. A sign supported by one or more uprights or braces in or upon the ground.

Sign, Projecting. A sign which is attached directly to the building wall and which extends more than fifteen (15) inches from the face of the wall.

Sign, Temporary. A sign intended to be displayed for a limited period of time and which is without permanent foundations and is not attached to a permanent building.

Sign, Wall. A sign which is painted or attached directly to a building wall with the face of the sign parallel to and extending not more than fifteen (15) inches from the face of the wall.

Site. One or more lots or parcels under the same ownership or control which are proposed to the Zoning Administrator as a whole for the purpose of compliance with the requirements and regulations of the Zoning Ordinance.

Standard Outdoor Advertising Structure. A 300 square foot sign structure erected for the purpose of display of characters, letters or illustrations produced on paper sheets or painted on the surface of the structure and advertising goods and services not found on the premises.

Streamer. See Pennant.

Section 4.0. Relationship to Other Laws. Whenever regulations or restrictions imposed by this ordinance are either more or less restrictive than regulations or restrictions imposed by any governmental authority through legislation, rule, or regulation, the regulations, rules or restrictions which are more restrictive or which impose higher standards or requirements shall govern. Regardless of any other provision of this ordinance, no sign shall be erected or maintained in violation of any state or federal law or regulation.

Section 5.0. Severability. This ordinance and the various parts, sections, subsections, and clauses thereof, are hereby declared to be severable. If any part, sentence, paragraph, subsection, section, or clause is adjudged

unconstitutional or invalid, it is hereby provided that the remainder of the ordinance shall not be affected thereby. If any part, sentence, paragraph, subsection, section, or clause is adjudged unconstitutional or invalid as applied to a particular property or other structure, it is hereby provided that the application of such portion of the ordinance to other property, buildings, or structures shall not be affected thereby. Whenever any condition or limitation is included in a variance, it shall be conclusively presumed that the authorized Board of Appeals considered such condition or limitation necessary to carry out the spirit and purpose of this ordinance or the requirement of some provision thereof, and to protect the public health, safety, and welfare, and that the board would not have granted the authorization to which the condition or limitation pertains except in the belief that the condition or limitation was lawful.

Section 6.0. Application of this Ordinance. No sign or part thereof may be constructed, erected, placed, altered or maintained within the City of Ishpeming except as specifically or by necessary implication authorized by this ordinance.

Section 7.0. Vested Rights. Nothing in this ordinance shall be interpreted or constructed to give rise to any permanent vested rights in the continuation of any particular sign, and this ordinance is hereby declared to be subject to subsequent amendment, change or modification as may be necessary to preserve or protect the public health, safety, or welfare.

Section 8.0. Permits Required.

1. It shall be unlawful for any person to erect, relocate, or structurally alter or repair any sign or other advertising structure within the City of Ishpeming without first obtaining a certificate of compliance. All signs shall be subject to the Building Code and the City of Ishpeming Zoning Ordinance, and all illuminated signs shall be subject to the provisions of the State Electrical Code. (See Section 15 for maintenance exceptions which do not require a Certificate of Compliance.)
2. A Certificate of Compliance shall be obtained from the Sign Official prior to the issuance of a building permit to erect or place any sign.
3. Appeals to the Board of Appeals must be accompanied by such fees as established by resolution of the City Council. No activity on an application or appeal shall commence until said fee has been paid.
4. Application for a Certificate of Compliance shall be submitted on a form provided by the Sign Official and shall contain or have attached the following information:
 - A. Name, address, telephone number, and signature of the applicant (person or firm erecting the sign).
 - B. Name, address, telephone number, and signature of the owner of the land on which the sign is to be erected.
 - C. A scale drawing showing the position of the sign in relation to nearby buildings, signs, structures, and lot lines. All dimensions

are to be included.

- D. A copy of the plans, specifications and method of construction and attachment of the sign to the building or in the ground.
 - E. Upon demand of the Sign Official, a copy of stress sheets and calculations showing that the structure is designed for dead load and wind pressure in any direction in the amount required by this and all other applicable laws and ordinances.
 - F. Such additional information as required by the Sign Official to show full compliance with this and all other laws and ordinances of the City.
5. The Sign Official shall review all applications for a Certificate of Compliance as expeditiously as possible. Reasons for any denial shall be set forth in writing and shall include any changes which would make the plan acceptable. The applicant may appeal any denial to the Zoning Board of Appeals. No more than ten days shall be required to review an application.

Section 9.0. Exemptions. The following signs shall be exempt from the Certificate of Compliance requirements of this ordinance:

- 1. No more than one real estate sign per site, not to exceed six (6) square feet in residential districts and thirty-two (32) square feet in all other districts, which advertise the sale, rental, or lease of the premise upon which the sign is located. The sign shall be removed within five (5) days of the sale or rental.
- 2. One political campaign sign not to exceed four (4) square feet may be erected up to forty-five (45) days before an election on each site and shall be removed within five (5) days after the election.
- 3. Residential nameplate not to exceed two (2) square feet in area.
- 4. Temporary signs identifying construction sites for which a building permit has been issued. One sign per premises shall be permitted not to exceed ten (10) square feet for single family and two family structures or sixty-four (64) square feet for all other structures. The sign shall be removed within five (5) days after the occupancy of the structure.
- 5. Special decorative displays used for holidays, public demonstrations or promotion of civic, welfare or charitable purposes, on which there is no commercial advertising, providing the jurisdiction is held harmless for any damage resulting therefrom.
- 6. Any sign or notice required by state, federal or local laws.
- 7. On premise signs of a non-advertising, non-identification nature designed exclusively to control access or use, to warn or to direct traffic or pedestrians when based on the following table:

<u>Sq. Ft. of Signage per 1,000 Sq. Ft. of Site Area</u>	<u>Maximum Size of Any One Sign</u>	<u>Site Area</u>
Under 50,000 sq. ft.	.75 sq. ft./1,000 sq. ft.	4 sq. ft.
50,000 to 100,000 sq. ft.	.50 sq. ft./1,000 sq. ft.	8 sq. ft.
100,000 to 200,000 sq. ft.	.35 sq. ft./1,000 sq. ft.	16 sq. ft.
Over 200,000 sq. ft.	.15 sq. ft./1,000 sq. ft.	20 sq. ft.

8. One official government unit flag may be located on any site. Only one corporate flag or pennant may be displayed per site. Support structures shall meet the requirements of either pole or projecting signs.
9. Commemorative plaques which are firmly attached to a structure.

Section 10.0. Regulations Applicable to All Signs.

1. It shall be unlawful to place a sign or handbill on any property without the approval of the property owner. No signs or handbills shall be posted on any tree or utility pole or on another sign or any supporting or structural member of a sign.
2. No signs shall be located on any street or street corner which would obscure the vision of drivers using said streets or conflict with traffic control signs or signals in any location. No sign shall obstruct the vision of drivers at any driveway, parking lot, or other route providing access to any land.
3. No sign shall be artificially illuminated by other than electrical means. All flood or spot lighting for illumination of signs shall be directed away from and shall be shielded from any residential districts. Illumination shall be so arranged as to not adversely affect driver visibility on adjacent thoroughfares.
4. No signs except time and temperature signs shall have blinking or fluttering lights, exposed bulbs or other illuminating devices which have a changing light intensity or brightness of color, with the exception of electronic message centers which shall be allowed in the Central Business District, General Business District, and Industrial District.
5. Prior to the erection of the sign overhanging a public right-of-way, the person erecting such sign shall receive the approval of the proper governmental agency (City, County, or State) having jurisdiction over such right-of-way.
6. No sign shall be mounted on a roof; a mansard roof shall be considered a wall for the purpose of applying this regulation. (See Section 12 also)
7. No signs in residential zoning districts may be closer to side or rear lot lines than specified in the minimum yard setback requirements of the Schedule of Regulations for the district in which they are located.
8. Swinging movement of signs shall be permitted only under canopy signs designed to a pedestrian scale. The rotation of signs and any form of animation or moving device are prohibited.

9. All signs shall be permanently and securely attached to a structure or to a below-ground footing. Portable or moveable signs are prohibited except for a two week period at the opening of a new business or as a construction sign.
10. Any portion of a sign may be of the changeable copy type provided that all changeable characters are securely attached to the face of the sign.
11. Strings of pennants are prohibited.

Section 11.0. Regulations Based Upon Sign Type.

1. Pole Signs.

- A. It shall be unlawful to erect any portion of a sign to a height greater than 30 feet above the level of the nearest street in the general business district or 60' above the nearest street in industrial districts. The maximum height for a sign in all other zoning districts shall be 20 feet above the level of the nearest street.
- B. There shall be a minimum unobstructed distance of ten (10) feet between the bottom of any sign area and the ground for any sign located at the right-of-way. For every 2.5 feet the sign is set back from the right-of-way, the base of the display area may be lowered by one foot.
- C. Pole signs placed in any business, office or industrial district may not be located within 100 feet of a residential district, measured along the nearest right-of-way.

2. Ground Signs.

- A. No ground sign shall be located closer than twenty-five (25) feet to any intersection of a right-of-way with another right-of-way or with the pavement of any driveway or alley.
- B. No ground sign shall be located closer to a side lot line than the distance specified for side yard setbacks in that district by the Zoning Ordinance.
- C. For every two square feet of ground sign display area, one square foot of planting or lawn must be provided and maintained, at the base of the sign.
- D. No portion of a ground sign may exceed eight (8) feet in height.
- E. For every additional ten feet that a ground sign is set back from the required front yard setback, the area of the ground sign may increase by 10%. The required landscaping at the base of the sign must be provided for the increased sign area. This increase in sign size shall not apply to off-premise signs.

- F. Ground signs placed in any business, office or industrial district may not be located within 100 feet of a residential district, measured along the nearest right-of-way lines.
3. Wall Signs.
- A. No wall sign shall cover, wholly or partially, any wall opening nor shall the sign project beyond the ends or top of the wall to which it is attached.
 - B. A wall sign shall not project more than 15 inches from the wall to which it is attached.
4. Projecting Signs.
- A. No portion of a projecting sign shall be less than ten feet above grade.
 - B. The distance between a projecting sign and the wall to which it is attached may not be greater than two feet.
 - C. All projecting signs shall be designed, installed, and erected in such a manner that there shall be no visible angle iron or wire support structures above the roofline or parapet.
 - D. A projecting sign may project three inches for each linear foot of distance to the nearest side lot line, provided that in no instance may a sign project more than eight (8) feet from any structure nor be located closer than two (2) feet measured horizontally from an established curb.
 - E. No projecting sign may project within or over an alley or private driveway.
 - F. No projecting sign shall be located closer than ten (10) feet to any intersecting right-of-way.
 - G. A projecting sign may not extend above the top of the wall on which it is attached by more than six feet, but in no case shall more than 20% of the sign area be above the top of the wall.
5. Canopy and Marquis Signs.
- A. Canopy and marquis signs shall not be placed less than ten feet above the sidewalk and shall not be located closer than two feet, measured horizontally from an established curb.
 - B. Signs attached to the face of a marquis or canopy parallel to the flow of the traffic shall meet the requirements of wall signs, except that:
 - 1. The sign may not project more than six (6) inches from the face of the canopy, and

2. The sign may not exceed three feet in height.
- C. Signs attached to the sides of a marquis or canopy which are not parallel to the flow of traffic shall meet the requirements of projecting signs.
- D. Where signs are suspended under canopies or marquis, the following limitations shall apply:
 1. The sign area shall not be greater than six square feet.
 2. There shall not be more than one such sign per business or office.
 3. Signs may swing provided that the distance between the top of the sign and the under-side of the canopy or marquis is not greater than four inches.
 4. Signs shall be perpendicular to the flow of pedestrian traffic.

Section 12.0. Signs Permitted by Zoning District. District designations shall be determined from the Official Zoning Map.

1. Residential Districts (SR, GR, MR)
 - A. For each residential unit in a single family or general residential district, one nameplate not exceeding two square feet shall be permitted.
 - B. For all conditional uses in the SR and GR districts, except home occupations, group day care facilities, and duplexes and for all Class A, non-conforming uses which are not residential, there shall be permitted one ground sign and/or one wall sign not to exceed a combined area of 50 square feet. Day care centers in any district shall be permitted to erect a four square foot nameplate.
 - C. Multiple Residential District. There shall be permitted one sign not to exceed two (2) square feet for the purpose of identifying an office located on the site, plus:
 1. One sign not exceeding two (2) square feet for each development containing four or fewer units.
 2. For each development containing more than four (4) but fewer than 50 units, one sign not to exceed ten (10) square feet shall be permitted.
 3. For each development containing fifty or more units, one sign not to exceed 20 square feet shall be permitted for each driveway providing access to the site. Said signs must be within 50 feet of the driveway and may not be within 100 feet of another such sign on the same site.
 - D. For any platted subdivision, signs advertising lots for sale may be

erected and maintained until 80% of the lots are sold. No sign shall be erected within 100 feet of an occupied residence. The following limitations shall apply:

1. One sign not exceeding 32 square feet in area shall be permitted for subdivisions with 20 or less total lots.
 2. One or two signs not to exceed 64 square feet total area shall be permitted for subdivisions with more than 20 lots.
- E. There shall be no off-premise signs in the SR, GR, or MR Zoning Districts; provided, however, that off-premise signs shall be allowed on municipally owned property in the GR Zoning District, but only with the express approval of the Ishpeming City Council on a case-by-case basis. The Ishpeming City Council shall adopt rules and regulations for approved off-premise signs which may be placed or erected on municipally owned property in the GR Zoning District, which rules and regulations shall supercede all other rules and regulations in this Ordinance for such signs.
2. All Industrial, Commercial, and Business Districts.
- A. Total sign area shall be calculated as follows for establishments located in the NC (Neighborhood Commercial), GC (General Commercial), CBD (Central Business), and I (Industrial) districts.
1. Where one establishment occupies a site, one square foot of sign area shall be allowed per foot of site frontage.
 2. Where two or more establishments occupy the same site, each establishment shall be allocated one square foot of sign area per foot of adjusted site frontage. Adjusted site frontage is the ratio of the floor area occupied by the establishment to the total floor area on the site times the site frontage. In no case, including new establishments being added to previously developed sites, shall the total sign area exceed one square foot per foot of site frontage.
 3. For all establishments there shall be permitted 1/100 of a square foot of additional sign area for each of the first 3,000 square feet of floor area and 1/1,000 of a square foot of additional sign area for each remaining square foot of floor area.
- B. Only on-premise signs shall be permitted in the NC (Neighborhood Commercial) and CBD (Central Business) districts. Signs in the GC (General Commercial) and I (Industrial) districts may be on-premise or off-premise, but must meet all requirements of this ordinance.
- C. In no instance shall an establishment occupying all or part of the floor area be restricted to less than 40 square feet of signage, except that no site occupied by more than one tenant shall be allowed more than 80 square feet or the total area of signage allowed for the site, whichever is greater.

- D. Signs allocated to tenants of a shopping center shall be restricted to businesses which have a separate entrance providing public access to their premises. The formula for such businesses shall be the same as found in Section 12.2.A. However, these businesses shall be restricted to wall signs and canopy signs. In addition to the signs permitted above, one free standing shopping center identification sign shall be permitted. The area of the sign shall be 1/1,000th of a square foot of signage for each square foot of gross leasable floor area in the shopping center. This freestanding identification sign shall not exceed 30 feet in height nor shall the sign be restricted to less than 40 square feet.
 - E. For each office structure containing more than one tenant, a directory sign containing the names of all offices may be located at each common public entrance to the structure. Said directory signs shall not be larger than two square feet for each establishment, with maximum size of 20 square feet for each directory.
3. Special Requirements for Industrial and Business Districts.
- A. NC - In the Neighborhood Commercial districts, the size and number of signs allowed per site shall be as follows:
 - 1. Height and Area:
 - Pole Signs - not to exceed 20 feet in height nor 40% of the permitted sign area for the site.
 - Projecting Signs - not to exceed 24 square feet in area.
 - Ground Signs - not to exceed 75 square feet.
 - Wall Signs - no size restriction except as established in Section 12.2.A.
 - 2. In no case shall the total area of all signs on a site exceed that permitted in Section 12.2.A.
 - 3. Number. Not more than one pole, ground or projecting sign per site with no restrictions on the number of wall signs per site.
 - B. CBD - In the Central Business District the size and number of allowed signs per site shall be as follows:
 - 1. Height and Area:
 - Pole Signs - not to exceed 20 feet in height nor 50% of the permitted sign area for that site.
 - Projecting Signs - not to exceed 20 square feet in area.
 - Ground Signs - not to exceed 75 square feet.

Wall Signs - no size restrictions except as established in Section 12.2.A.

2. In no case shall the total area of all signs on a site exceed that permitted in Section 12.2.A.
3. Number. Not more than one pole, ground, or projecting sign per site with no restrictions on the number of wall signs per site.

C. GC - In the General Commercial District the size and number of allowed signs shall be as follows:

1. Height and Area:

Pole Signs - not to exceed 30 feet in height or 300 square feet in area, except a business with frontage on U. S. 41 highway sign shall not exceed 60 feet in height.

Projecting Signs - not to exceed 24 square feet in area.

Ground Signs - not to exceed 150 square feet in area except a business with frontage on U. S. 41 highway sign shall not exceed 300 square feet.

Wall Signs - no size restrictions except as established in Section 12.2.A.

2. In no case shall the area of all the signs on a site exceed that permitted in Section 12.2.A.
3. Number. Not more than one ground or pole sign per 300 feet of site frontage with no more than three projecting signs, and with no restrictions on the number of wall signs per site.

D. I - In the Industrial District the size and number of allowed signs shall be as follows:

1. Height and Area:

Pole Signs - not to exceed 60 feet in height or 300 square feet in area.

Projecting Signs - not to exceed 24 square feet in area.

Ground Signs - not to exceed 150 square feet in area.

Wall Signs - no size restrictions except as established in Section 12.2.A.

2. In no case shall the total area of all on-premise signs on a site exceed that permitted in Section 12.2.A.
3. Number. Not more than one pole or ground sign per 300 feet of frontage with not more than three projecting signs and with no

restrictions on the number of wall signs per site.

4. Standard outdoor advertising structures, in addition to the above, which conform to the following regulations.
 - a. No standard outdoor advertising structure may be erected within 100 feet of any public park, recreation ground, lake, stream, school, church, or residential lot located on the same side of the street.
 - b. No standard outdoor advertising structure shall be located within 100 feet of any intersection.
 - c. Standard outdoor advertising structures may have one or two faces. Said faces may be placed back to back if not more than 36 inches apart, or may be placed in a "V" with a maximum angle of 30 degrees and a maximum separation of 30 inches at the vertex.
 - d. No standard outdoor advertising structure shall exceed 300 square feet in area.

4. Mining and Deferred Development Districts (MI & DD)

- A. Business uses in the MI and DD districts shall meet the following sign requirements:
 1. Height and Area:

Pole Signs - not to exceed 30 feet in height or 150 square feet in area.

Projecting Signs - not to exceed 20 square feet in area.

Ground Signs - not to exceed 150 square feet.

Wall Signs - no size restrictions except as established in Section 12.2.A.
 2. In no case shall the area of all advertising signs on a site exceed that permitted in Section 12.2.A.
 3. Number. Not more than one pole, ground or projecting sign per site with no restrictions on the number of wall signs per site.
- B. Signs for residential uses shall meet the requirements for signs in the residential district (see Section 12.1).
- C. For all non-business and non-residential uses in these districts, one of the following shall be permitted per site:
 1. Ground signs - not to exceed 20 square feet.
 2. Pole signs - not to exceed 20 square feet.

3. Projecting signs - not to exceed 20 square feet.
 4. Wall signs - not to exceed 40 square feet.
- D. There shall be no off-premise signs.
5. Planned Unit Development District (PUD). Unless the approved site plan for the Planned Unit Development District specifies otherwise, the following regulations shall apply to each site.
 - A. One sign not to exceed 20 square feet shall be permitted for each street providing access to the site. These signs shall be for identification of the development and its components.
 - B. One residential nameplate not to exceed two (2) square feet shall be permitted for each residential structure.
 - C. For each non-residential use, the sign design and size shall be as specified in the approved PUD plan (see Section 20.0 of the Ishpeming City Zoning Ordinance).

Section 13.0. Non-conforming Signs and Abandoned Signs. Non-conforming signs are those which do not comply with size, placement, construction, or other provisions or regulations of this ordinance, but which were lawfully established prior to the adoption of this ordinance. It is the intent of this ordinance to discourage the continuation of non-conforming signs and to encourage their removal by whatever lawful means available.

1. The display face of a non-conforming sign may be modified as necessary to renew or update the message.
2. Non-conforming signs shall not be structurally altered or repaired so as to prolong life of the sign or so as to change the location, shape, or size of the sign.
3. Non-conforming signs requiring structural repair to make them safe shall be removed.
4. Abandoned signs shall be removed by the property owner or the City within 30 days after abandonment, determined as follows:
 - A. Any sign which pertains to an event, time or purpose which took place more than 30 days earlier shall be deemed to be abandoned.
 - B. Any sign which is located on property which becomes vacant and unoccupied or is applicable to a business which has been temporarily suspended because of a change in ownership or management shall not be deemed abandoned unless the property remains vacant or the business remains inactive for a period of six months.
5. Changes or additions shall not be made to any signs on a site so as to increase their total non-conformity.

Section 14.0. Maintenance. Every sign shall be maintained in a safe structural condition at all times, including the replacement of defective parts and peeling, faded or broken display faces and structural members.

1. The repainting of any portion of a sign structure or the periodic changing of a bulletin board or billboard panel or the renewing of copy which has been made unacceptable or unusable by ordinary wear shall be permitted on all signs. No permit shall be required.
2. The replacing or repairing of non-structural portions of a sign shall not require a permit.
3. Structural alterations, repair or replacement shall require a permit.

Section 15.0. Sign Removal.

1. The Sign Official shall order the removal of any sign for which no permit has been issued or any sign erected, maintained or existing in violation of this ordinance.
2. The Sign Official shall notify the property owner by certified mail describing the sign and specifying the violation involved.
3. The property owner shall remove said sign or initiate an appeal within fifteen (15) days of receipt of the letter. An appeal stays all proceedings unless the official from whom the appeal is taken certifies to the Board of Appeals that a stay would cause imminent peril to life or property.
4. If, at the expiration of time limit in said notice, the owner has not complied with the requirements thereof or appealed the decision of the Sign Official, the Sign Official shall carry out the requirements of the notice. The cost of such abatement shall be charged against the premises and the owner thereof and shall constitute a lien against the property, such lien to be of the same character and effect as the lien created by State Law for collection of delinquent City real property taxes and enforced in the same manner.

Section 16.0. Dangerous Signs. If a sign presents imminent danger to life or property, the sign owner or, if the owner cannot be reached, a responsible City official shall take immediate action as is necessary to remove the danger.

Section 17.0. Administration.

1. The City Manager shall appoint a Sign Official. The Sign Official shall be responsible for the administration of this ordinance. He shall have all administrative powers not specifically assigned to some other officer or body.
2. The Sign Official shall review all permit applications and site plans for compliance with the provisions of this ordinance or any written order from the Board of Appeals or Planning Commission. The Sign Official shall have no power to vary or waive ordinance requirements.

3. The Sign Official shall keep records of all official actions, all of which shall be a public record.
4. The Sign Official shall have the power to make inspections of buildings and premises necessary to carry out all duties in the enforcement of this ordinance.
5. The Sign Official shall collect such permit and inspection fees as determined by the City Council.
6. If the Sign Official shall find that any of the provisions of this ordinance are being violated, the Sign Official shall notify in writing the person responsible for such violation, indicating the nature and location of the violation and ordering the action necessary to correct it.
7. The Sign Official shall forward an analysis of site factors and other information pertaining to any appeal or request to the appropriate body. The analysis may include a recommendation for action.

Section 18.0. Appeals.

1. The Board of Appeals, as provided in the Zoning Ordinance, shall constitute the Board of Appeals to pass on matters pertaining to the terms of this ordinance. The term of office, quorum, meetings, records, and procedures shall be as specified in the Zoning Ordinance.
2. Any person aggrieved or any officer of the City may take an appeal to the Board of Appeals from any decision of the Sign Official.

Section 19.0. Enforcement.

1. False Statements. Any sign compliance statement based on any false statement in the application or supporting documents is absolutely void ab initio and shall be revoked. No sign compliance statement shall remain valid if the use or structure it authorizes becomes non-conforming. The Sign Official shall not refuse to issue a sign compliance statement when conditions imposed by this and other City Ordinances are complied with by the applicant despite violations of contracts, such as covenants or private agreements which may occur upon the granting of said permits.
2. Violations and Penalties. Any person who violates any provision of this ordinance, or any amendment thereto, or who fails to perform any act required hereunder, or who commits any act prohibited hereunder, or who fails to comply with any order issued by the Sign Official, is responsible for a municipal civil infraction. A person, firm, or corporation determined to be responsible or responsible "with explanation" for a municipal civil infraction shall be subject to a civil fine of not more than One Hundred (\$100.00) Dollars plus costs, and if applicable, damages and expenses as provided by law. A municipal civil infraction action brought for any violation of this ordinance shall follow the procedures set forth in Act No. 12, P.A. 1994, as amended, and a Defendant charged with a municipal civil infraction violation shall have all of the rights, duties, responsibilities, and obligations set forth therein. Each and every day on which any violation is committed or permitted to continue

shall constitute a separate offense and shall be punishable as such hereunder. Every violation of this ordinance is hereby declared to be a public nuisance per se.

3. Procedures for Reporting Violations. Apparent violations may be reported to the Sign Official by any citizen.

Section 20.0. Effective Date and Repeal of Prior Sign Regulations. This ordinance shall take effect ten days after adoption by the City Council and publication. Section 19.E of the Ishpeming Zoning Ordinance, adopted on December 19, 1987, is hereby repealed as of the effective date of this ordinance. The repeal of the above section does not affect or impair any act done, offense committed, or right occurring, accrued or acquired or liability, penalty, forfeiture or punishment incurred prior to the time of such appeal.

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