

**Public Hearing Draft**  
**Update of Section 1329 of the City Zoning Ordinance (Signs)**  
**City of Durand, Shiawassee County Michigan**

October 24, 2013  
January 7, 2014 (as Revised)  
February 4, 2014

**Section 1329. Signs**

1. Intent

The City finds that signs and other visual outdoor advertising tends to promote commerce and are related to the health, safety, and/or general welfare of the residents of the City, and that the preservation of the existing character of the community requires regulation of signs and of other visual outdoor advertising. The City finds that failure to regulate the size, location, and construction of signs and other outdoor advertising may have an adverse effect upon the promotion of business and commerce in the City, may lead to poor identification of businesses, may have an adverse effect upon the existing aesthetic character of the City, and may cause deterioration of business and residential areas of the community. Therefore, the purpose of this section and the subsections thereunder is to permit such signs and visual outdoor advertising as will not by reason of their size, location, or manner of display, endanger public health and/or safety; confuse or mislead traffic; or obstruct vision necessary for traffic and pedestrian safety; and further, to regulate signs and other visual outdoor advertising in such a way as to prevent the placement of signs, and such other visual outdoor advertising in a manner that will conceal or obscure other signs and other visual outdoor advertising on adjacent businesses; to keep the number of sign and sign messages at a minimum level reasonably necessary to identify a business and its products; to keep signs within a reasonable scale with respect to the buildings to which they relate; and further, to prevent off-premise signs from conflicting with business, residential and public land uses, and to prohibit signs and other visual outdoor advertising which will have an adverse effect upon the existing aesthetic character of not only the zoning district in which they are located, but also upon the overall existing aesthetic character of the City.

2. Sign Permit Procedures

Except as otherwise provided, the following conditions shall apply in all districts:

- a. Application for a sign permit shall be made in writing to the Zoning Administrator or Building Official and deposited at the City Hall.
- b. Permit fees, as established by the City Council, must accompany the application.
- c. The Zoning Administrator or Building Official may either issue or deny a permit. If the permit is not issued or denied within thirty (30) days after receipt of the application, the applicant may, on the thirty-first (31st) day, after the application was deposited at the City Hall, demand a permit and the Zoning Administrator or Building Official shall then issue such permit.

- d. Permits may be revoked if the sign has deteriorated or is dilapidated.
- e. No sign, except those maintained by the City, County, State, or Federal governments, or as otherwise provided for in this Ordinance for wall signs, awning or canopy signs, projecting signs, or portable temporary signs, shall be located in, project into, or overhang a public right-of-way or dedicated public easement.
- f. No sign shall be permitted in any required setback area. A "Front Setback" is measured from the edge of the right-of-way of any abutting roadway. A "Rear Setback" is measured from the property line opposite the roadway. A "Side Setback" is measured from any other abutting property line. Corner lots shall require two (2) front setbacks, but only one (1) rear setback.

### 3. Measurement of Sign Area

The area of a sign shall be computed as including the entire area within a regular geometric form or combination of such forms comprising all the display area of the sign and including all of the elements of the matter displayed. An area so created shall include all solid surfaces, as well as all openings. Frames and structural members not bearing copy or display material shall not be included in computation of sign area. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back-to-back, parallel to one another, and less than twenty-four (24) inches apart, the area of the sign shall be the area of one (1) face. Where a sign has two (2) or more faces, that portion of the sign structure connecting the sign faces shall not be used for display purposes. Signs painted on a wall are also regulated by the provisions of this Ordinance pertaining to wall signs. ~~however, Wall murals they do not advertise a business name, product, service, etc.~~ shall be subject to the provisions of Section 1329,15.

### 4. Sign Height

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of: 1) existing grade prior to construction; or, 2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zoning lot, whichever is lower.

### 5. Permitted Signs in the Residential Districts

- a. One (1) sign advertising the sale or lease of the lot or building not exceeding six (6) square feet in area on any one (1) lot. Such sign not to be placed in the public right-of-way, and shall be removed within twenty-four (24) hours of closing.

- b. One (1) unlighted sign announcing a home occupation, or professional service, not-to-exceed three (3) square feet in area. The sign shall be attached flat against the front wall of the building.
  - c. One (1) sign advertising a recorded subdivision or development not-to-exceed thirty-two (32) square feet in area and placed no closer to any street right-of-way than one-third (1/3) the minimum authorized front yard depth. Such sign shall be removed within one (1) year after the sale of ninety (90) percent of all lots or units within said subdivision or development.
  - d. One (1) sign identifying a multiple-family building or development, not having commercial connotations, not-to-exceed thirty-two (32) square feet in area and placed no closer to any street right-of-way line than one-third (1/3) the minimum authorized front yard depth, and no closer than fifty (50) feet to any property line in any adjacent one-family district.
  - e. One (1) sign identifying a park, school, church, public building, other authorized use, or a lawful nonconforming use, not exceeding fifty (50) square feet and be placed no closer to the street right-of-way line than one-third (1/3) the minimum authorized front yard depth.
  - f. One (1) unlighted sign announcing a bed and breakfast establishment or similar use not-to-exceed three (3) square feet in area. The sign shall be attached flat against the front wall of the building.
  - g. One (1) unlighted nameplate, identifying the name of the occupant, not-to-exceed three (3) square feet in area. The nameplate shall be attached flat against the front wall of the building.
6. Residential development signs indicating only the name of the development and the management/developer thereof, subject to the following:
- a. The residential development signs shall be monument signs.
  - b. There shall not be more than two (2) residential development signs for each major point of vehicular access to a development.
  - c. Residential development signs shall not exceed fifty (50) square feet in gross surface area for each exposed face nor exceed an aggregate gross surface area of one hundred (100) square feet.
  - d. Residential development signs may be located in any required yard but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access from a zoning lot to a public roadway. The location and arrangement of all residential development signs shall be subject to the review and approval of the Building Official.
  - e. Residential development signs shall not project higher than eight (8) feet.
7. Permitted Signs in the Nonresidential Districts

Except as may be otherwise specified herein for monument signs or canopy signs, signs shall be limited to one (1) flat wall sign and one (1) freestanding sign on the premises of a business establishment or composite of businesses under a single ownership by an individual, firm, or corporation, subject to the following conditions:

a. Wall Signs:

- 1) Flat wall signs may not project above the roof or parapet line and may not project more than one (1) foot beyond the face of the wall of the building. Wall signs shall be attached to, and be parallel to, the wall of the building.
- 2) Wall signs shall be limited in number to one (1) wall sign per business on each wall having an individual means of access. The maximum size of any such sign shall not exceed ten (10) percent of the building façade where so provided, however, that no such sign shall exceed one hundred (100) square feet.
- 3) In the instance of several tenants utilizing a common public entranceway, a common wall sign shall be permitted provided any such sign shall not exceed two (2) square feet in area for each tenant listed, or one hundred (100) square feet in area for all tenants listed, whichever is more restrictive. No occupant shall be listed on more than one (1) such sign per side of building having an individual means of access.

b. Freestanding Ground Signs

- 1) A maximum of one (1) freestanding sign, or one (1) for each front lot line on parcels with a minimum of three (3) acres or more, shall be permitted per structure or planned grouping of structures where a building does not cover the full area of the property. Signs may be freestanding or ground supported anywhere back of the property line provided, however, that such signs shall not be placed closer than fifty (50) feet to any residential district; or closer than a distance equal to its height to a public right-of-way or adjacent nonresidential properties.
- 2) The allowable height for such signs shall not be over twenty (20) feet.
- 3) The maximum sign area shall be fifty (50) square feet.
- 4) Freestanding signs shall be two-sided. Signs other than two-sided may be permitted after review and approval by the Planning Commission, subject to the following criteria:
  - i) Signs made in the image of animals, plants, or machines shall be subject to design review by the Planning Commission.
  - ii) The signs shall not display moving or animated parts or images.

- 5) Monument signs may be substituted for an equal number of freestanding signs. In such cases, monument signs may be increased in area by 20 percent, and shall be subject to the following conditions:
  - i) The monument sign shall be located on private property, outside of the public right-of-way, within the front yard setback. The monument sign shall not be closer than three (3) feet to any lot line.
  - ii) The monument sign shall not contain more than two (2) sides.
  - iii) The monument sign shall not exceed a height of six (6) feet. Notwithstanding the above, monument signs providing identification to a development in excess of five (5) acres or which has a primary building of not less than 25,000 square feet, may be erected to a height of 10 feet and contain a maximum sign area of 100 square feet.
  - iv) The monument sign shall not be translucent to an extent greater than 30 percent of any one face, and further, any resultant internal illumination shall be restricted to highlight only the individual lettering or logo used in the composition of the sign message. The monument sign may also be instead illuminated from a freestanding light source.
  - v) The monument sign shall be situated in a manner that allows adequate sight distance for motorists entering or exiting the site. It may not encroach into a clear vision sight triangle as defined in Section 1318.
  - vi) The base of the monument sign shall be screened by ornamental plant materials not exceeding a height of three (3) feet at maturity.

8. Signs Permitted in the Downtown (Development Authority District) Overlay Zone

- a. Signs permitted in the Downtown Overlay Zone shall be limited to wall signs as regulated by Section 1329, 8, (b). In addition, canopy/awning sign(s), projecting sign(s) and monument signs may be installed subject to the limitations presented below.
- b. Wall signs. Wall signs shall be permitted subject to the following conditions:
  - 1) Flat wall signs may not project above the roof or parapet line and may not project more than one foot beyond the wall of the building. Wall signs shall be attached to, and parallel to, the wall of the building.
  - 2) One wall sign for each business shall be allowed on each building face. The maximum amount of sign area allowed on each building face shall not exceed ten percent of the building façade where so provided; however, no such sign area shall exceed 100 square feet in area.

c. Awning or canopy signs. The canopy of awning shall be constructed of durable material and maintained in such a manner so as to continue its original appearance and to provide safety to the persons and property it may affect. No canopy or awning sign shall contain back lighting or be illuminated for purposes of drawing attention to, or enhancing the visibility of, the canopy or canopy sign during its use. This restriction shall not be construed to preclude the use of site lighting principally used to illuminate adjacent sidewalks, parking lots, loading and unloading zones and similar use areas. The area of signage on a canopy or awning shall be limited to the name of the business and/or property owner, and the address.

1) Location

- i) A canopy or awning sign shall be restricted to the canopy valance, consisting of short strips or bands of material hung at the lower edge of the canopy or awning.
- ii) Canopy or awning signs shall be restricted to only the valance of canopies/awnings at the first story.
- iii) Any such canopy structure shall be at least two feet from any vehicular parking space or maneuvering lane.
- iv) Any such structure shall not conflict with necessary sight distances for proper vehicular and pedestrian movements.
- v) No sign shall be erected, relocated or maintained so as to prevent free ingress to, or egress from, any door, window or fire escape.

2) Area

- i) The sign shall not be greater than eight inches in height and occupy no more than 33 percent of the total valance area. The sign shall be restricted to the valance area which is directed to the adjacent right-of-way.
- ii) Only the copy area of the canopy should be identified as sign area used for calculation purposes.

3) Height

- i) A minimum under-clearance of eight feet shall be maintained by all canopy structures, as measured from the bottom edge of canopy to grade immediately beneath the canopy.
- ii) Canopies hereafter erected shall, whenever practical, match the established under-clearance height and projection of canopies which exist on abutting parcels and/or businesses.

4) Number. One per each canopy so provided.

- 5) Under-canopy sign. A suspended sign, perpendicular to the building façade and not greater than two (2) square feet in area shall be permitted under the canopy and which shall also not hang below the lowest part of the canopy.
- d. Projecting signs. The projecting sign shall be constructed of durable material and maintained in such a manner so as to continue its original appearance and to provide proper safety to the persons and property it may affect. Identifying symbology is encouraged on all projecting signs.
- 1) Location
    - i) Projecting signs shall extend no more than four feet from the building, or one-third of the sidewalk width, whichever is less. In measuring the sign projection, the measurement shall be taken from the building from which it protrudes, including any open area between the wall face and the sign face.
    - ii) Projecting signs shall not extend vertically beyond the windowsill of the second story, or a height of 15 feet above grade, whichever is less.
    - iii) Projecting signs shall have a minimum six-inch separation between the sign and the wall face.
    - iv) Projecting signs shall project from the wall at an angle of 90 degrees.
    - v) No sign shall be erected, relocated or maintained so as to prevent free ingress to, or egress from, any door, window or fire escape.
    - vi) Angular projection at the corner of a building is prohibited.
  - 2) Area
    - i) Projecting signs shall not exceed a display area of ten square feet per face.
  - 3) Height
    - i) Projecting signs shall clear grade level below the sign by a minimum of eight feet.
  - 4) Number
    - i) There may be one (1) individual projecting sign on each side of the building offering customer access, provided that such signs are spaced not less than 20 feet apart horizontally. The Planning Commission may also grant the approval of additional projecting signs for properties containing multiple office or retail tenants or upon a finding that the petitioner's storefront width along any

single street frontage is 40 feet or more. In either instance, each additional projecting sign shall be distinct and shall be placed at a uniform height. All projecting signs shall be spaced not less than 20 feet apart, horizontally.

- e. Monument sign. One monument sign may be permitted in lieu of a wall sign on sites having a front yard setback of not less than ten feet, subject to the following conditions:
  - 1) The monument sign shall be located on private property, outside of the public right-of-way, within the front yard setback. The monument sign shall not be closer than three feet to any lot line.
  - 2) The monument sign shall not contain more than two (2) sides.
  - 3) The monument sign shall not exceed a height of four feet or a sign area of 20 square feet of each face.
  - 4) The monument sign shall not be translucent to an extent greater than 30 percent of any one face and, further, any resultant internal illumination shall be restricted to highlight only the individual lettering or logo used in the composition of the sign message. The monument sign may also instead be illuminated from a freestanding light source.
  - 5) The monument sign shall be situated in a manner that allows adequate sight distance for motorists entering or exiting the site. It may not encroach into a clear vision sign sight triangle as defined in Section 1318.
  - 6) The base of the monument sign shall be screened by ornamental plant materials not exceeding a height of three (3) feet at maturity

9. Other Permitted Signs

- a. Highway signs erected by the U.S. Government, State of Michigan, County, or City of Durand.
- b. Governmental use signs erected by governmental agencies to designate the hours of activity or conditions of use for parks, parking lots, recreational areas, other public space, or for governmental buildings.
- c. Directional signs in conjunction with drives or off-street parking areas, provided any such sign does not exceed four (4) square feet in area, is limited to traffic control functions, does not obstruct traffic vision, and does not contain any advertising copy or logos.
- d. Historic signs designating sites recognized by the State Historical Commission as Centennial Farms or Historical Landmarks.
- e. Placards posted to control or prohibit hunting and/or trespassing within the City.

- f. Essential service signs denoting utility lines, railroad lines, hazards, and precautions.
- g. Memorial signs or tablets which are either:
  - 1) Cut into the face of a masonry surface; or
  - 2) Constructed of bronze or other incombustible material when located flat on the face of a building.
- h. Canopy signs, when used in substitution of wall sign or freestanding sign, may be permitted subject to the following conditions:
  - 1) Canopies and awnings extending into the public right-of-way shall be subject to the review and approval by the City Council.
  - 2) Any such structure shall not extend closer than twenty-four (24) inches to any vehicular parking space or moving vehicle lane.
  - 3) Canopies and awnings shall be a minimum of seven (7) feet six (6) inches above pedestrian walkways.
  - 4) Any such structure shall not conflict with necessary sight distances, landscape feature, traffic control device or adjacent properties.
  - 5) The structure shall be maintained in a manner to continue its original appearance and to provide proper safety to persons or property.
  - 6) "Backlighting" of canopy signs shall only be permitted subject to the following conditions:
    - i) Fluorescent lighting only.
    - ii) Lighting shall not exceed 12 watts per foot
- i. Window signs, when used in connection with an operating business establishment, subject to the following conditions:
  - 1) Window sign means any sign that is placed upon, within, or behind a window whether part of a building wall or door, fewer than three (3) feet from such window, and which is visible from the exterior of the building.
  - 2) Window signs shall be permitted provided they do not occupy more than 25 percent of the total window area of the floor level on which they are displayed. In case of a structure occupied by multiple tenants who each have an individual, exterior public entrance, the total window area shall be calculated by the window area located within the lineal frontage of each respective tenant. In no case shall any single window providing interior views to passersby be covered by more than 50 percent. ~~covered—as measured by the horizontal straight line of the total window width.~~

- 3) Window signs shall not be illuminated except in the case where it's sole function is to indicate whether or not the establishment is open or closed for business. In such instances, such illuminated signs shall not exceed four (4) square feet in area.

## 10. Temporary Signs

- a. Nonilluminating temporary signs promoting political parties, candidates, or proposals so long as such signs are removed within five (5) days after completion of election activities, and not-to-exceed thirty-two (32) square feet in area.
- b. Special decorative displays or signs used for holidays, public demonstrations or promotion of civic welfare or charitable purposes when authorized by the Building Department. In considering such authorization, the City shall consider the following standards:
  - 1) The size, character and nature of the display or sign.
  - 2) The duration or time period during which the display or sign will be utilized.
  - 3) The purpose(s) for which the sign display is to be erected.
  - 4) The arrangements made for the removal of the sign or display after the termination of its usefulness.
  - 5) The effect of the proposed sign or display on light and air circulation for lots which are both the adjoining and in the surround neighborhood of the proposed sign or display.
  - 6) Whether or not the sign or display will constitute a traffic hazard.
- c. Construction signs showing names of building contractors, professional firms, and lending institutions on sites under construction not to exceed thirty-two (32) square feet in area and not located nearer than ten (10) feet to a public right-of-way. The sign shall be confined to the site of the construction, construction shed, or trailer and shall be removed within fourteen (14) days of the beginning of the use of the project.
- d. Portable signs for a period of not more than ten (10) days prior to each special event per year, such as grand openings, fair and festivals, and announcements of new products, service or management, and including the event period, provided the following conditions are met:
  - 1) They do not exceed fifty (50) 20 27 square feet in any area on any side.
  - 2) They are not located closer than ten (10) five (5) feet to a street right-of-way.

- 3) They may be illuminated, provided such lights are not flashing or intermittent and are not placed or designed such that they can be confused with, or appear similar to, a highway sign or traffic safety device and are connected to an electrical outlet approved by State code.
- 4) No portable sign shall exceed ~~ten (10)~~ five (5) feet in height.
- 5) No portable sign shall be located in such a manner as to interfere with vehicular or pedestrian traffic flow or visibility.
- 6) Portable signs must be removed within two (2) days of the end of the special event period.

#### 11. Prohibited Signs

- a. Inflatable signs.
- b. Signs which incorporate, in any manner or are illuminated by, any flashing or moving lights other than for the conveyance of noncommercial information which requires periodic change, such as temperature, stock average, time, and date.
- c. Exterior banners, pennants, spinners and streamers, other than a sign as permitted by Section 10, b above.
- d. Exterior string lights used in the connection with a commercial premise, other than holiday decorations.
- e. Any sign which is structurally or electrically unsafe.
- f. Any business sign or sign structure now or hereafter existing which no longer advertises a bona fide business conducted or a product sold.
- g. Any sign on a motor vehicle or trailer which is parked in front of a business for the purpose of advertising a business, or product, or service, of a business located on the premises where such vehicle is parked.
- h. Any sign structure or frame no longer containing a sign.

#### 12. Nonconforming Signs

- a. Be re-established after the activity, business, or use to which it relates has been discontinued for ninety (90) days or longer.
- b. Be structurally altered so as to prolong the life of the sign or as to change the shape, size, type or design of the sign.
- c. Be re-established after damage or destruction, if the estimated expense of reconstruction exceeds fifty (50) percent of the replacement cost as determined by the Building Official.

#### 13. Non-accessory Signs

- a. Non-accessory signs are permitted in the Industrial districts.
- b. Non-accessory signs shall be regulated as follows:
  - 1) They shall be located a minimum of two hundred (200) feet from adjacent residentially zoned property;
  - 2) They shall be located a minimum of one thousand (1,000) feet from other freestanding signs or billboard on the same side of the right-of-way;
  - 3) They shall have the same setbacks as other principal structures in the zone in which they are situated;
  - 4) They shall not exceed three hundred (300) square feet in area;
  - 5) They shall not exceed forty-five (45) feet in height; and
  - 6) They shall be freestanding ground signs. No sign shall be erected on the roof of any building, nor have any (1) sign above another.

14. Electronic Changeable Copy Signs

- a. An electronic changeable copy sign means a sign where the information is routinely changed by an electronic or electrical signal. Messages shall only relate to the business, event, goods, profession or service being conducted, sold, or offered at the same location as where the sign is erected, or messages of a civic or emergency nature displayed for the benefit of the general public. A sign where the only copy which changes is an indication of the date, time, temperature, or stock market averages shall be considered an informational sign, and not an electronic changeable copy sign, for purposes of regulation under this section.
- b. Electronic changeable copy signs shall be restricted to properties zoned C-Service Commercial District, C-3, General Business District, or I, Industrial District and which are also located within the Lansing Road Subarea. Such signs shall be subject to the following conditions:
  - 1) Electronic changeable copy signs shall only be permitted as part of a monument sign established in lieu of a wall sign in accordance with Section 1329, 8, e.
  - 2) An electronic changeable copy sign which advertises only commodity pricing (i.e., fuel prices) shall not exceed 50 percent of the total permitted sign area to which it is a part.
  - 3) Sign displays shall contain static messages only, changed through dissolve or fade transitions, or the use of other suitable transitions and frame effects that do not otherwise have the appearance of moving text and images caused by flashing, scrolling, or varying light intensity levels. Full animation or video broadcasting is expressly prohibited.

- 4) Each message of the sign must be displayed for a minimum of six (6) seconds, with no more than 1 second of message change interval or "off-time" between messages.
- 5) The level of illumination produced by an electronic changeable copy sign shall not exceed 0.3 footcandles over ambient (i.e., naturally illuminated environment) lighting conditions. Measurement of sign brightness shall be in accordance with the then-current methodology, sign area, and measurement distances recommended by the International Sign Association.
- 6) The sign shall be equipped with, and shall use, photocell technology, a programmable dimmer, or a similar mechanism to automatically adjust brightness and contrast based on ambient light conditions. The sign shall also incorporate security technology or devices to prevent the unintended change to sign messages or images by other than the sign operator.
- 7) Any sign permit application shall include a certification from either the owner, operator, and/or manufacturer of the sign stating that the sign shall at all times be operated in accordance with the operational and performance requirements of this Section. Any electronic changeable copy sign found to be in violation of the operational and performance requirements shall be turned off until such time as the Zoning Administrator or Building Official determines the sign is in full compliance with such requirements. All electronic changeable copy signs shall be designed to achieve a default status during periods of sign malfunction that will freeze the sign message as one static display.
- 8) No electronic changeable copy sign shall be located closer than 200 feet to any residentially zoned property.
- 9) No electronic changeable copy sign shall be located in demanding driver environments. For purposes of this Section, a demanding driver environment shall be defined as meaning a public right-of-way available for travel by motorized vehicles operating at a Level of Service (LOS) D or worse or which, in the opinion of the Planning Commission, exhibits complex driving conditions such as, but not necessarily limited to: visual obstructions or distractions; a high proportion of commercial or non-motorized traffic; the presence of on-street parking; inadequate street off-sets; or, a high concentration of curb-cuts or driveways.

15. Wall Murals.

- a. Wall murals shall be permitted within the City's Downtown Development Authority (DDA) District, subject to the review and approval by a committee comprised of the Mayor, City Manager, City Building Official, and the Chairperson of the City's DDA Board.
- b. Wall murals shall meet the following criteria:

- 1) Wall murals shall not contain advertising copy. Wall murals shall either replicate historical signage previously painted on the building's face or represent the City of Durand's cultural and/or architectural heritage.
  - 2) Materials and finishes shall be selected for their durability. Wall murals shall incorporate proper measures and devices for protection against weather, neglect, damage, and abuse.
- c. Approval of wall murals shall be subject to the approval standards of Section 1334, 8.

16. Sign Maintenance

- a. All signs and their component parts shall be maintained in good condition and repair. A sign must be constructed in such a fashion that it will withstand all wind and vibration forces which can normally be expected to occur in the vicinity. A sign must be maintained so as to assure its proper alignment of structure, continued structural soundness, and continued readability of message. Lighting for a sign shall be maintained in working order.
- b. Signs shall be constructed of durable, high-quality ornamental materials which are less susceptible to vandalism such as, but not necessarily limited to, metal, stone, hardwood, fiberglass, and polycarbonate. The use of plywood, pressboard, wallboard, cardboard, paper, cloth and similar materials which are subject to rapid deterioration are expressly prohibited.
- c. If the Zoning Administrator or Building Official shall find that any sign is unsafe for insecure, or otherwise threatens the safety of the general public, he shall give written notice to the owner, agent, or person having the beneficial interest in the building or premises on which the sign is located. Correction of the condition which caused the Zoning Administrator or Building Official to give such notice shall be effected within 10 days after receipt of such notice. If the condition is not corrected within this 10 day correction period, the Zoning Administrator or Building Official is hereby authorized to cause the sign to be removed at the expense of the owner, agent or person having the beneficial interest in the building or premises on which the sign is located. Notwithstanding the above-stated provision, the Zoning Administrator or Building Official is authorized to cause any sign to be removed summarily and without notice, at the expense of the owner, agent, or person having a beneficial interest in the building or premises on which the sign is located, whenever the Zoning Administrator or Building Official determines that such a sign is an immediate peril to persons or property.
- d. If the message portion of the sign is removed, leaving only the supporting "shell" of a sign, the owner, agent or person having the beneficial interest in the building or premises on which the sign is located shall, within 10 days of the removal of the message portion of the sign either replace the entire message portion of the sign, install a blank insert, or remove the remaining components of the sign. This provision shall not be construed to alter the effect of Section 1329, 12 pertaining

to nonconforming signs, nor shall this provision be construed to prevent the changing of the message of a sign.