

ESTABLISHED 1835



# Zoning Compliance Certificate

## Sign Permit

- 18027 Old US 12 • Chelsea, MI 48118 • (734)475-8890 • FAX (734)475-8905
- www.sylvan-township.org

Staff Use Only	Property Address:	
Fee: \$100	Zoning Permit Number:	Application Date:

**A. Items needed for a Sign Permit:**

- 1) Completed **General and Sign Permit Zoning Compliance Certificate Forms**.
- 2) A **site plan** drawn to scale showing the location of the building and the sign on the site. The plan should include dimensions of the sign to the property lines and the location of any surrounding roadways.
- 3) A **complete description and scaled drawing** including all dimensions and the sign area in square feet. This drawing should also include the source of the sign illumination.

A sign shall meet the regulations of section Article VII SIGNS (section 30-724 – 30-of the Sylvan Township Ordinance.

The Zoning Administrator will review your plan for compliance with the regulations of the township ordinances.

**B. Sign Regulation by Zoning District**

1) Zoning District of Subject Property \_\_\_\_\_

Zoning Districts	Regulations	Proposed meets Regulation	
		Yes	No
All Districts	No sign shall have blinking, flashing or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color, or which are so constructed and operated as to create an appearance of writing or printing, except that movement showing date, time and temperature exclusively may be permitted.  No free standing sign shall exceed a height of 25 feet.  Except where specified otherwise in this chapter, all signs shall conform to the setback requirements of the district where located.	_____          _____	_____          _____
Recreation and Agricultural (RC and AG)	One sign announcing a home occupation or professional service not to exceed three square feet in area.  One incidental sign advertising the type of farm products grown on the farmstead premises is permitted. Such sign shall not exceed 12 square feet in area.	_____   _____	_____   _____

	<p>One sign identifying a park, school building, other authorized use, or a lawful nonconforming use not to exceed 18 square feet.</p> <p>Signs may be illuminated only by nonflashing reflected light. Any light used to illuminate such signs shall be so arranged as to reflect light away from adjoining premises and streets.</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>
<p>Residential (LR, MR, SR-1)</p>	<p>One sign announcing a home occupation, boarding home, tourist home, or professional service, not to exceed three square feet in area, and it shall be attached flat against the front wall of the building.</p> <p>One sign advertising a recorded subdivision or development not to exceed 18 square feet in area; such sign shall be removed within one year after the sale of 90 percent of all lots or units within said subdivision or development.</p> <p>One sign identifying a multiple-family building, subdivision or development, not having commercial connotations, not to exceed 18 square feet in area.</p> <p>One sign identifying a school, church, public building, other authorized use or a lawful nonconforming use, not to exceed 18 square feet.</p> <p>One sign in low density residential, single-family residential, multiple-family residential, and mobile home park residential districts may be illuminated only by nonflashing, reflected light. Any light used to illuminate such signs shall be so arranged as to reflect light away from adjoining premises and streets.</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>Commercial and Industrial (LC, HC and BP)</p>	<p>An identification sign may be affixed flat against the wall of the building. The total sign area shall not exceed two square feet for each one linear foot of building length which faces one public street. No such sign shall extend above the wall to which it is affixed.</p> <p>One freestanding identification sign may be erected for a research park or office center. Such sign shall not exceed 36 square feet in area.</p> <p>One freestanding identification sign may be erected for each separate enterprise situated on an individual lot not within a research park or office center. Such sign shall not exceed 18 square feet in area.</p> <p>One freestanding identification sign may be erected for a shopping center or other integrated group of stores or commercial buildings. The area of said sign shall be based on one square foot front of building, or buildings, for which it is established; however, it shall</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

	<p>not exceed 200 square feet in area.</p> <p>One freestanding identification sign may be erected for each separate enterprise situated on an individual lot not located within a shopping center. Such sign shall not exceed 80 square feet in area.</p> <p>A sign is permitted only where it identifies an enterprise occupying the same lot upon which the sign is erected.</p>	<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>
<p>Industrial (I)</p>	<p>An identification sign may be affixed flat against the wall of the building, or may project therefrom not more than 48 inches. Signs projecting over public property shall be at least 12 feet above the finished grade, or sidewalk. The total sign area shall not exceed one square foot for each foot in length or height of the wall, whichever is greater, to which it is affixed. No such sign shall extend more than four feet in height above the building wall to which it is affixed.</p> <p>One freestanding identification sign may be erected for an industrial park or research park. The area of said sign shall not exceed 200 square feet.</p> <p>One freestanding identification sign may be erected for each individual lot not located within a research or industrial park. Such sign shall not exceed 80 square feet in area.</p> <p>a sign is permitted only where it advertises a business occupying the same lot of land upon which the sign is erected</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

**Staff Use Only**

**B. Action of the Inspector**

Variance Required: Yes \_\_\_\_\_ No \_\_\_\_\_

Zoning Compliance

Certificate Approved: Yes \_\_\_\_\_ No \_\_\_\_\_

Reason: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Zoning Inspector: \_\_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_