

(D) The sign face area of a wall sign may not occupy more than 10% of the building frontage to which it is attached or 50 square feet, whichever is less. The Board of Appeals may vary the maximum allowable square footage depending upon unique site conditions, building configuration, etc.

(E) A free standing sign for an individual business shall not exceed 36 feet in height. A free standing sign which encompasses more than one sign on the same support structure shall constitute and be one sign; provided, however, that the cumulative area of such multiple sign does not exceed 200 square feet. Any free standing sign shall be located at least one foot behind state and local right-of-way and easement lines and shall not be located closer than three feet to any aboveground or underground utility lines.

(F) A projecting sign shall not have its bottom edge closer to the ground level than eight feet. The outer edge of same shall not project away from a building or support structure more than six feet. The same shall not project more than six feet above a roof line. The same shall be of rigid construction so as to prevent movement swaying because of wind.

(G) A business or shopping center sign shall not exceed 36 feet in height nor exceed 400 square feet, whether the same consists of one sign or multiple signs. The sign shall be located at least one foot behind state and local right-of-way and easement lines and shall not be located closer than three feet to any aboveground or underground utility lines.

(H) Hospitals are permitted all necessary and required signs as long as a permit is obtained.  
(Ord. 223, passed 4-21-03)

#### **§ 152.43 NONCONFORMING SIGNS.**

(A) Signs lawfully erected prior to the effective date of this chapter which do not meet the standards thereof may be maintained except as hereafter provided.

(B) No nonconforming signs shall:

(1) Be changed to another nonconforming sign;

(2) Have any changes made in the message displayed unless the sign is specifically designed for periodic change of message;

(3) Be structurally altered so as to prolong the life of the sign or so as to change the shape, size, type, or design of the sign unless such change renders the sign conforming;

(4) Be re-established after the activity, business, or usage to which it relates has been discontinued for 90 days or longer;

(5) Be re-established after damage or destruction, if the estimated expense of reconstruction exceeds 50% of the replacement cost as determined by the City Manager.

(C) If the owner of a sign or the premises on which a sign is located changes the location of a building, property line or sign or changes the use of a building so that any sign on the premises is rendered nonconforming, such sign must be removed or made to conform.

(Ord. 223, passed 4-21-03)

#### **§ 152.44 STANDARDS FOR GRANTING SIGN VARIANCE.**

(A) Pursuant to § 151.02, the City of Standish intends to regulate signs but allow some flexibility when conditions warrant deviation from the strict terms of this chapter.

(B) A variance from the strict and literal enforcement of the provisions may be granted as follows:

(1) Applicant shall furnish a site drawing, photographs or other materials showing the proposed sign(s) for which variance is sought;

(2) The City Council shall act upon the request at a public meeting and consider whether the granting of such request would create an at-large precedent for future applicants or whether the applicant's property or building is so uniquely situated or constructed that a practical difficulty exists which is distinguishable from other locations in the city at large;

(3) It must be shown that allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the City Council to grant a variance and especially the rights of others whose property would be affected by the allowance of the variance.

(Ord. 223, passed 4-21-03)

#### **§ 152.99 PENALTY.**

Any person, firm or corporation violating the provisions of this chapter shall, upon conviction thereof before a court having jurisdiction, be guilty of a misdemeanor and the violator shall be punishable by a fine not exceeding \$500 or by imprisonment of not more than 90 days, or by both such fine and imprisonment in the discretion of the court. Each day during which a violation continues shall be deemed a separate offense. The imposition of any sentence shall not exempt an offender from compliance with the provisions of this chapter. The city shall also be entitled to injunctive relief or such other appropriate relief as may be provided by law.

(Ord. 223, passed 4-21-03)