

CHARTER TOWNSHIP OF BROWNSTOWN

WAYNE COUNTY, MICHIGAN

ORDINANCE NO. 141-59

AN ORDINANCE TO AMEND ZONING ORDINANCE NO. 141, PART III, "PROVISIONS GENERALLY APPLICABLE TO ALL DISTRICTS", ARTICLE 16, "SIGNS", TABLE 16.06(a) AND SUBSECTION 16.06(c)(2), TO PROVIDE FOR AND REGULATE THE LOCATION OF THE PLACEMENT OF BILLBOARDS WITHIN THE TOWNSHIP

The Charter Township of Brownstown ordains:

Section 1. Ordinance No. 141, "ZONING ORDINANCE", TABLE 16.06(a), is hereby amended by striking the word "existing" after the word billboard.

Section 2. Ordinance No. 141, "ZONING ORDINANCE", Section 16.06(c)(2), shall now read:

Billboard signs may be allowed with special land use approval only in the OR-1, ES and 1-2 Districts. Such approval shall be given only when all of the following minimum conditions are met:

a. Billboards shall be permitted only on parcels abutting interstate highways, freeways and other primary highways in OR-1, ES and 1-2 Districts provided that such a sign shall not be placed on a parcel having any other structure within one hundred (100) feet of the sign, and no other structure shall be placed on the parcel within one hundred (100) feet of the sign, except that minimum distance from other billboards shall be regulated as set forth in paragraph (b) following; and that a sign shall not be located within fifty (50) feet of any boundary of such parcel.

b. Where two (2) or more billboards are located along the frontage of any freeway, they shall not be less than two thousand five hundred (2,500) feet apart. When two (2) or more billboards are located along the frontage of any primary highway other than freeways, they shall be not less than one thousand seven hundred (1,700) feet apart. A double face (back-to-back) or a V-type structure shall be considered a single sign provided the two (2) faces are not separated by more than two (2) feet, or the interior angle does not exceed twenty (20) degrees, which ever is applicable.

c. The total surface area, facing in the same direction, of any billboard, shall not exceed three hundred (300) square feet. Signs may be single or double faced and shall contain no more than two (2) faces, or panels.

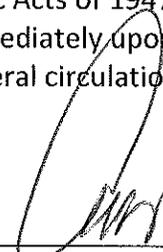
d. Billboards shall not exceed twenty (20) feet in height from ground level. The permitted height may be increased to forty (40) feet by the Planning Commission, if it can be shown that excessive grades, building interference, bridge obstruction, and similar conditions obstruct views of the sign.

e. Billboards shall not be erected on the roof of any building, nor have one sign above another.

Section 3. Severability. If any article, section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such article, section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

Section 4. Repealer. All ordinances, resolutions or orders, or parts of ordinances in conflict with the provisions of this Ordinance to the extent of such conflict, are hereby repealed.

Section 5. Effective Date; Publication. This Ordinance was approved and adopted by the Township Board of Brownstown Charter Township, Wayne County, Michigan, on August 3, 2015, after introduction and a first reading on July 6, 2015, and publication after first reading as required by Act 359 of the Michigan Public Acts of 1947, as amended. This Ordinance shall be effective immediately upon publication, in The News Herald, a newspaper having general circulation in the Township.

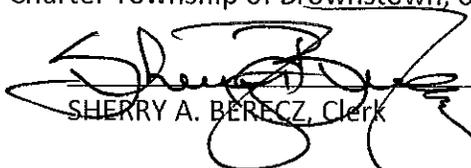


ANDREW LINKO, Supervisor



SHERRY A. BERECZ, Clerk

I further certify that the foregoing was published in The News Herald, a newspaper of general circulation in the Charter Township of Brownstown, on the 9th day of August, 2015.



SHERRY A. BERECZ, Clerk