

<p>commercial or industrial subdivision under development and the name of developer, architects, builders, lenders, or sales brokers.</p>				<p>subdivision or site condominium does not have an entranceway from a major arterial, arterial or minor arterial (as designated in the City of Novi Master Plan), placement may be at an off-premises location which is an access point to the nearest major arterial, arterial or minor arterial, provided permission is obtained from the owner of such property.</p>	<p>lots in the subdivision (or in the case of a phased development, in the final phase of the subdivision) are issued certificates of occupancy.</p>	
<p>(3) Sale, rental or lease sign which identifies the sale, rental, or lease of the residential property (other than multiple-family apartment complexes) upon which the sign is located or the model name of the building for sale, but not including signs on vacant unplatted property.</p>	<p>All</p>	<p>Groundpole or portable.</p>	<p>6</p>	<p>Not less than one-half the distance between the principal building and adjacent street and not higher than five (5) feet. One (1) sign.</p>	<p>Until and thirty (30) days after sale or lease of property</p>	<p>No</p>

<p>(4) Sale, rental or lease sign which identifies the sale, rental, or lease of the non-residential property or multiple-family apartment complexes upon which the sign is located or the model name of the building for sale, but not including signs on vacant unplatted property.</p>	All	Groundpole or portable.	16	Not less than one-half the distance between the principal building and adjacent street and not higher than ten (10) feet. One (1) sign.	Until and thirty (30) days after sale or lease of property	No
<p>(5) Sale, rental, or lease sign which identifies the sale, rental or lease of vacant unplatted property upon which the sign is located.</p>	All	Groundpole or portable.	16	Not less than fifteen (15) feet from the right-of-way and not higher than ten (10) feet. One (1) sign.	Until and thirty (30) days after sale or lease of property.	No.
<p>(6) One (1) sign advertising a temporary use permitted pursuant to Subsection 3004.1 of Appendix A, "Zoning Ordinance."</p>	All	Groundpole or portable	16	No greater than five (5) feet in height. Not less than 15 feet from the right-of-way lines	Until expiration of the temporary use permit granted pursuant to sub-section 3004.1 of Appendix A, "Zoning Ordinance."	No.

<p>(7) Open house signs to advertise showing of a single-family residential dwelling, including attached or detached condominium units, to potential purchasers.</p>	<p>Residential</p>	<p>Groundpole or portable sign</p>	<p>4</p>	<p>Not higher than five (5) feet. One (1) sign at the residence for sale, not less than one-half the distance between the principal building and the adjacent street. No more than five (5) additional signs may be placed at the entranceways to the subdivisions within which the open house is being conducted and at intersections within that subdivision to provide directions to the house for sale, provided such signs are at least ten feet from the traveled portion of the street or road, provided further that if there is a sidewalk and curb at such location, the sign shall be located between the sidewalk and curb.</p>	<p>Between the hours of 10:00 a.m. and 6:00 p.m., prevailing time; solely during duration of open house.</p>	<p>No.</p>
<p>(8) Garage or yard sale signs to advertise the sale of items to potential purchasers.</p>	<p>Residential</p>	<p>Groundpole or portable.</p>	<p>4</p>	<p>Not higher than five (5) feet. One (1) sign at the residence conducting the garage and/or yard sale. Additional signs, only one (1) per location, may be placed at each entranceway to the subdivision within which the garage and/or yard sales is being conducted and</p>	<p>For those at subdivision entranceways, no more than five (5) days prior to the garage or yard sale; all others, only on the day of the garage or yard sale.</p>	<p>No.</p>

				at intersections within that subdivision to provide directions to the garage and/or yard sale, provided such signs are located outside any public right-of-way and are at least ten (10) feet from the traveled portion of the street or road.		
(9) Residential subdivision event sign	Residential	Ground pole or portable	4	One at every entrance to subdivision	Not more than 10 days before the event. Removed after event.	No.
(10) Temporary promotional signs	All	Ground pole or portable.	As approved by Council.	Permitted only by resolution of City Council, and subject to conditions as to type, size, duration, and purpose as set forth in such resolution. Application must be made to the City, on a form provided by the city, which shall include an acknowledgement and permission for the city to enter upon the property to remove the sign if it is not removed by the applicant within the time specified in the resolution.	As approved by Council.	Yes.
(11) Non-commercial	All	See Sec. 28-7(a)(11) and	See Sec.	See Sec. 28-7(a)(11) and Sec. 28-9.	See Sec. 28-7(a)(11) and	No.

message signs		Sec. 28-9.	28-7(a)(1) and Sec. 28-9.		Sec. 28-9.	
(12)Community Special event signs	All	As approved by City Manager	As approved by City Manager	As approved by City Manager	As approved by City Manager	Yes.
(13)Grand Opening Signs	All	Wall, groundpole or portable.	10	One (1) sign on or immediately adjacent to the premises of the business. Not higher than ten (10) feet for groundpole signs, five (5) feet for portable signs.	Within sixty (60) days after the initial opening, for a period not to exceed thirty (30) days.	Yes.
(14)Help wanted signs	All	Wall signs or window signs complying with Sec. 28-7(10), except that for businesses permitted under Zoning Ordinance Section 1902, 1903-1, 1903-2, 1903-5, 1903-8, 1903-10, 1903-11, 2001-2, 2001-3, 2001-4, 2001-5, 2001-7, 2001-8, 2001-9 and 2001-10, a ground pole sign is permitted.	Two (2) square feet, except that for uses permitted under Zoning Ordinance Section 1902, 1903-1, 1903-2, 1903-5, 1903-8,	Ten (10) feet for groundpole signs. No more than one sign per business.	Only at times when employees are being actively sought.	No.

			1903-10, 1903-11, 2001-2, 2001-3, 2001-4, 2001-5, 2001-7, 2001-8, 2001-9 and 2001-10, six (6) square feet			
(15) Business signs displayed through glass, including "Open/closed" signs	All	See Sec. 28-7(a)(10)	See Sec. 28-7(a)(10)	See Sec. 28-7(a)(10)	See Sec. 28-7(a)(10)	See Sec. 28-7(a)(10)

Sec. 28-7. Allowed in all districts.

The following types of signs shall be allowed in all districts where the principal use to which they are related is permitted by Appendix A, "Zoning Ordinance," as amended:

(a) No permit required

- (1) Addresses and nameplates identifying the occupant or address of a parcel of land and not exceeding four (4) square feet in area.
- (2) Cornerstone markers, including date of erection, when cut into any masonry surface or when constructed of bronze or other noncombustible material permanently attached to building, no greater than four (4) square feet.

- (3) Historic marker signs, as regulated and approved by local, state, or federal government agencies.
- (4) Motor vehicle signs (signs greater than 2 square feet) subject to 28(10)(b)(12).
- (5) Flags shall be permitted as follows:
 - a. Flags bearing the official designation of the United States of America shall be excluded from the requirements of subpart b., except as set forth below. Flags bearing the official designation of the United States of America shall be respectfully displayed, shall be maintained as provided in subsection (4)b.5, and shall not exceed the following size restrictions:

TABLE INSET:

Flag Pole Height (feet)	Maximum Flag Size (width = 2/3 length) (in square feet)
60--65	135
50--59	96
40--49	72
30--39	50
20--29	30
Under 20	15

The height and placement of poles bearing a flag permitted under subsection (45) shall be governed by this Code and Appendix A, Zoning Ordinance. Specifically, a flag pole will require a permit under subsection 3003.4 of the Zoning Ordinance and must comply with Section 2903, Height Limit, and Subsection 2503.2.B., Accessory Structures, of the Zoning Ordinance; and

- b. Except as otherwise provided in the zoning ordinance, flags bearing the official design of a nation, state, municipality, educational institution or commercial or noncommercial organization, may be displayed as follows, provided that no more than two (2) commercial flags be displayed on any parcel of land:
 - 1. Each parcel of land may display not more than two (2) flags not exceeding twenty-four (24) square feet when displayed on a flagpole, except as may be permitted under subsections (54)b.2. and (54)b.3.

2. In the TC, or TC-1, or zoning districts, each parcel of land may display not more than six (6) additional flags, except as may be permitted under subsection (54)b.3., not exceeding twenty-four (24) square feet, when displayed on a flagpole or streetlight pole, and when they are an integral part of a plan of streetscaping and landscaping amenities approved under the zoning ordinance, which incorporates decorative streetlights, brick paving, benches, decorative waste receptacles, decorative planter boxes and landscaping. The approved streetscape and landscape plan, including the utilization of such flags, shall be consistent with the design of such amenities throughout the district.
3. Buildings within the TC and TC-1 zoning districts may display additional flags on building walls and/or streetscape abutting a public road, based upon the length of such building walls. Building walls of one hundred (100) to two hundred (200) feet in length may display up to two (2) additional flags, not exceeding twenty-four (24) square feet. Building walls greater than two hundred (200) feet and up to three hundred (300) feet in length may display up to three (3) additional flags. Building walls greater than three hundred (300) feet in length may display up to four (4) additional flags. Building wall length shall be based upon the overall width/length measurements, depicted in the building's approved site plan.
4. The above limitations on the number of flags shall not apply to any single-family residence or to any apartment dwelling when the flags are located within an area leased to a resident and not within any common area.
5. All flags shall be maintained in good repair so as to prevent tearing, fraying or other deterioration. The failure to replace or repair a deteriorated flag within thirty (30) days notice of such condition shall constitute a violation of this Code.

(6) Traffic or other municipal signs such as legal notices, railroad crossing, danger, and other emergency signs as may be approved by the council or the city manager.

(7) Gasoline filling stations only may display the following special signs which are deemed customary and necessary to their respective businesses:

- a. Customary lettering or other insignia, on a gasoline pump consisting of the brand of gasoline sold, lead warning sign, and any other sign required by law and not exceeding a total of three (3) square feet on each pump. No permit shall be required.
- b. A single non-illuminated double-faced sign per gasoline pump island, each of which shall not exceed four (4) square feet in area, may be placed on a gasoline pump island. Such sign may extend a maximum of two (2) feet above the pumps.

(8) Where exterior racks or showcases are permitted, signs on racks or showcases may be displayed on the exterior of business establishments in reasonable quantities. Each such rack or showcase may contain a single sign not exceeding ten (10) percent of the largest visible face area and shall meet the placement requirements set forth for ground pole signs. Such signs must contain a message relating only to the merchandise for sale on such rack or showcase.

(9) Signs not exceeding two (2) square feet which contain only noncommercial messages including designation of rest rooms, telephone location, and direction of door openings.

(10) Vending machines on the exterior of business establishments, where permitted, shall be permitted two (2) signs. The total area of such signs shall not exceed ten (10) percent of the wall surface area of the side of the vending machine on which such signs are located, but not to exceed a maximum area of ten (10) square feet for all such signs. All portions of such signs shall be located within the face of the vending machine.

(11) Business signs displayed through building glass area, where such sign:

- a. Covers not more than twenty-five (25) percent of all the glass area of the frontage of the building premises displaying the sign;
- b. Contains a message referring to current, temporary merchandising or promotional activities such as a sale; and
- c. Is removed from the glass area not more than five (5) days after its first display. The same sign may not be displayed for a period of thirty (30) days from the date of such removal.
- d. Open/closed signs, whose sole function is to indicate whether or not the business establishment is open or closed, may be displayed through building glass, one per each side of the building, and are not subject to subsections a-c above, but shall not exceed three and one-half (3) square feet in area and each thirty-six (36) inches in any dimension.

Signs displayed through building glass area shall not be illuminated unless located at least fifteen (15) feet from any window, except that an open/closed sign may be illuminated.

(12) Noncommercial message signs. As defined in section 28-1, noncommercial message signs shall be permitted in all districts as follows:

- a. Pursuant to and as provided in section 28-9, noncommercial messages shall be allowed on any sign otherwise permitted under this chapter as an on-premises advertising sign or an off-premises advertising sign.
- b. In addition, noncommercial message signs shall be permitted in connection with any lot or parcel subject to the following limitations:
 1. Noncommercial message signs may be placed on private property (property not owned or controlled by the City of Novi and not right-of-way under the city's jurisdiction, except as set forth below), without a permit, provided that such signs:
 - (a) shall not exceed six (6) square feet in area, unless adjacent to a major thoroughfare, in which case the sign may not exceed sixteen (16) square feet in area;
 - (b) shall not exceed a height of five (5) feet;
 - (c) shall not be placed within a side yard setback area as required under the zoning ordinance in the district in which the property is situated; and
 - (d) shall not be placed in the public right-of-way unless there is no area available on the private property to place the sign. In such event, the sign shall be placed no less than ten (10) feet from the traveled portion of any public street or road. For purposes of this regulation the traveled portion of the road includes any road shoulder. The building official shall permit a sign closer than ten (10) feet to the traveled portion of the road where all of the following conditions are satisfied:
 - (i) There is less than ten (10) feet of space between the traveled portion of the street or road and any principal or accessory building on the property so that it is not possible to place a sign in conformance with the ten (10) foot limit;

- (ii) The sign shall be located as far away as possible from the traveled portion of the street or road while remaining visible;
- (iii) The sign does not obstruct the vision of drivers; and
- (iv) The sign does not obstruct or detract from the visibility of any traffic sign or traffic control device.

After affording the proponent of the sign an opportunity to be heard, the building official may revoke the permission for a sign closer than ten (10) feet if, based upon accepted traffic safety principles, it is concluded that the closer sign placement causes a traffic hazard.

- 2. Except as permitted under section 28-10, there shall be only one noncommercial message sign not pertaining to a specific event allowed per lot or parcel. Noncommercial message signs that pertain to a specific event shall be removed no later than ten (10) days after the date of the pertinent event.
- c. Notwithstanding anything to the contrary in the foregoing, noncommercial message signs not exceeding six (6) square feet in total area are permitted as window signs; i.e., as signs placed on the inside of windows of a structure so as to be visible from outside the structure.

~~(12)~~—

(b) *Permit required*

- (1) Private traffic-control signs which conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices, published in accord with Section 608 of Act No. 300 of the Public Acts of Michigan of 1949 (MCL 257.608), as amended.
- (2) Private parking lot and drive identification signs based upon the following standards: One (1) ground pole sign per entrance not to exceed three (3) square feet in area and six (6) feet in height may be located within the minimum setback area. Information naming or describing the business, as distinguished from parking and driving information, shall occupy no more than thirty (30) percent of the sign area and shall consist of letters, numbers, and symbols no larger or more conspicuous than those used for parking or driving information.

Sec. 28-8. Off-premises advertising signs permitted according to district.

The following types of off-premises advertising signs, illuminated or unilluminated, shall be permitted in the following districts in accordance with the following regulations:

- (1) Ground pole signs and wall signs only shall be permitted in an I-2 district only.
- (2) Area, height and placement regulations:

TABLE INSET:

Structure Type	Area	Height	Placement
Groundpole	Max. three hundred (300) square feet	Fifteen (15) feet (See measurement method, section 28-1.)	Not less than the required yard setback, and not closer than fifty (50) feet from any residential property.
Wall Sign	Max. three hundred (300) square feet	As controlled by area not to exceed height of wall.	See definition.

- (3) In no event shall any off-premises advertising sign be closer than one thousand two hundred (1,200) feet from another off-premises advertising sign, measured on a direct line from sign to sign.

Sec. 28-9. Noncommercial message permitted.

Anything in this chapter to the contrary notwithstanding, a sign permitted in this chapter as an on-premises advertising sign or an off-premises advertising sign may contain a lawful non-commercial message, except for traffic signs, railroad crossing signs, danger or other emergency signs, and directional signs.

Sec. 28-10. Prohibited signs.

- (a) A sign not expressly permitted is prohibited.
- (b) The following signs shall not be permitted, erected, or maintained in any district, anything in this chapter to the contrary notwithstanding:
 - (1) Flashing signs.
 - (2) Banners, pennants, spinners, and streamers.

- (3) String lights used in connection with commercial premises for commercial purposes, other than holiday decorations. All holiday decorations shall be permitted for a period not to exceed seventy-five (75) days.
- (4) Animated signs.
- (5) Any sign or sign structure that:
 - a. Is structurally unsafe;
 - b. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
 - c. Is not kept in good repair;
 - d. Is capable of causing electrical shocks to persons likely to come in contact with it;
 - e. Has peeling paint on any surface;
 - f. Has any parts broken, missing letters, or nonoperational lights.
- (6) Any sign which, by reason of its size, location, content, coloring, or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or by obstructing, or detracting from the visibility of any traffic sign or control device on public streets and roads. Signs which make use of the words such as "Stop," "Look," "Danger," or any other word, phrase, symbol, or character, in such a manner as to interfere with, mislead, or confuse traffic.
- (7) Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exitway.
- (8) Any sign unlawfully installed, erected, or maintained.
- (9) Any sign now or hereafter existing which no longer advertises a bona fide business conducted, or a product sold.
- (10) Portable signs except where expressly permitted in this chapter.
- (11) *Unlawful Motor Vehicle Signs.* It shall be unlawful to park, place or store a vehicle or trailer on which there is a motor vehicle sign on private or public property for the purpose of advertising a business or products or for the purpose of directing people to a business or business activity.
 - (a) *Presumption.* There shall be a presumption of violation if the motor vehicle sign is visible from a street and one or more of the following circumstances exists:
 1. the motor vehicle sign is attached to a vehicle or trailer that is unregistered or not operable;

2. the motor vehicle sign is larger in any dimension than or extends beyond any surface of the vehicle or trailer to which it is attached;
3. the motor vehicle sign is attached to a vehicle or trailer that is parked or stored in a public right-of-way or an area not designed, designated, or commonly used for parking;
4. the motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored in a “front yard” or “side yard,” as such terms are defined in [Section 34-3 the zoning ordinance, Appendix BA](#) of this code, that abuts a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are not visible from the street or do not abut streets; or
5. the motor vehicle sign is attached to a vehicle or trailer that is regularly parked or stored within fifty (50’) feet of a street, when there are other areas of the property designed, designated, or available for the parking or storage of the vehicle or trailer that are more distant from the street or not visible from the street.

(b) *Rebuttal of Presumption.* The presumption set forth in subsection (b), above, may be rebutted by evidence showing all of the following:

1. The vehicle is temporarily parked in a particular location in the course of conducting personal activities or business activities that involve the loading or unloading of goods for customers, providing services to off-site customers, conducting off-site business, or engaging in work breaks;
2. The activities in subsection 1, above, are being actively undertaken during the period of such parking;
3. The activities in subsection 1, above, require the presence of the vehicle for purposes of transporting equipment, people, supplies and/or goods necessary for carrying out such activities; and
4. The activities in subsection 1, above, are not, other than incidentally, related to advertising, identifying, displaying, directing, or attracting attention to an object, person, institution, organization, business, product, service, event or location.

Sec. 28-13. Construction materials.

- (a) *Generally.* Materials of construction for signs and sign structures shall be of the quality and grade as specified for structures in the state construction code.
- (b) *Combustible materials.* All signs and sign structures erected shall conform to the state construction code relating to combustibility.

- (c) *Nonstructural trim.* Nonstructural trim may be of wood, metal, approved plastics, or any combination thereof.
- (d) *Fastenings.* Signs erected to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support safely the loads applied. All building fastenings must be of noncorrosive materials. Lightweight sign letters may be attached by means of an approved adhesive.
- (e) *Illumination.* Signs may be illuminated internally or externally unless expressly prohibited in this Chapter. All sign lighting shall be either enclosed or directed away from roadways, traffic areas and adjacent residential properties. Sign lighting shall be focused on the sign to avoid stray lighting, and shall not be arranged to shine into the night sky. These provisions shall not apply to flags permitted by 28-7a(5).

Sec. 28-14. Windloads.

For the purpose of design, wind pressure shall be taken upon the gross area of the vertical projection of all signs and sign structures at not less than fifteen (15) pounds per square foot for those portions above the ground. In calculating wind pressure on curved surfaces such as cylindrical or spherical signs or sign structures, this pressure shall be assumed to act on six-tenths of the projected area. In all open frame signs or sign structures, the area used in computing wind pressure shall be one-half times the net area of the framing members exposed to the wind.

Sec. 28-15. Nonconforming and abandoned or obsolete signs.

- (a) The lawful use of a sign exactly as the sign existed on the date of this amendment may be continued, except as otherwise provided in this chapter, although that sign does not conform with this chapter. It is the intent of this chapter, however, to recognize the eventual elimination, as expeditiously as is reasonable, of such lawful nonconforming signs.
- (b) A nonconforming sign:
 - (1) Shall not be structurally altered so as to prolong the life of the sign or to change the shape, size, type, or design of the sign, or in any way that would increase the degree or extent of non-conformity of such sign;
 - (2) Shall not be expanded or relocated;
 - (3) Shall not be reestablished after damage or destruction, if the estimated expense of reconstruction exceeds fifty (50) percent of the appraised replacement cost as determined by the building official;
- (c) A sign that advertises a product that is no longer made or that advertises a business that has closed or ceased operations or ceased conducting business shall be deemed to be abandoned or obsolete. Abandonment or obsolescence of a non-

conforming sign shall terminate immediately the right to maintain such a sign, subject to the following requirements:

- (1) An abandoned or obsolete sign and its supporting structure shall be removed by the property owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises within ten (10) days after written notice from the City Manager or his or her designee.
 - (2) A sign that is in conformity with the other provisions of these regulations may remain in place if such sign is obscured by the use of a blank panel attached within the frame of the sign and shall be permitted to remain for a period not to exceed one hundred and twenty (120) days.
 - (3) Where a successor to an inactive business agrees, within thirty days of the date of written notice by the neighborhood services director or his or her designee, to maintain the sign as provided for by these regulations, this removal requirement shall not apply, but only if and to the extent that the existing sign and structure conforms to all current sign requirements.
- (d) Any illegal non-conforming signs that exist on the effective date of this amendment shall be removed immediately upon the effective date of this amendment shall be replaced by signs that conform to these regulations.

Sec. 28-16. Appeals.

- (a) Appeal from the ruling of any officer, department, board or bureau of the city concerning the enforcement of the provisions of this chapter may be made by any aggrieved party within thirty (30) days of the ruling to the zoning board of appeals, sitting as an administrative appeal board under this ordinance.
- (b) The Zoning Board of Appeals shall have the authority to:
 - (1) Correct errors in the application of this chapter by administrative officials;
 - (2) Interpret the provisions of this chapter; and
 - (3) Grant variance relief from the provisions of this chapter. Variance relief may be granted by the Zoning Board of Appeals upon the following affirmative findings of practical difficulty:
 - A. That the request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the City or that are self-created;
 - B. That the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return; and

- C. That the grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.
- (c) The zoning board of appeals may revoke any grant of a variance for violation of such grant upon the giving of thirty (30) days' notice of such violation to the owner of the premises and a hearing held thereon.
- (d) Upon receipt of an application for an appeal, interpretation, or variance, one notice that a request has been received shall be published in a newspaper of general circulation in the City and shall be sent by mail or personal delivery to the owners of the property for which the request is being considered, to all persons to whom real property is assessed within 300 feet of the boundary of the property in question, and to the occupants of all structures within 300 feet. Such notice shall be given not less than 15 days before the date of the hearing. If the name of an occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one occupant of a structure, except that if a structure contains more than one dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses, or organizations, notice may be given to the manager or owner of the structure who shall be requested to post a notice at the primary entrance to the structure. The notice shall:
- (1) Describe the nature of the variance or appeal
 - (2) Indicate the property which is the subject of the request;
 - (3) State when and where the request will be considered;
 - (4) Indicate when and where written comments will be received concerning the request.

Sec. 28-17. Violations; signs in violation declared public nuisance.

- (a) It shall be unlawful for any person to erect, construct, maintain, enlarge, alter, move, or convert any sign in the city, or cause or permit the same to be done on his property contrary to or in violation of any of the provisions of this chapter.
- (b) Any sign which is erected, constructed, maintained, enlarged, altered, moved, or converted in violation of any of the provisions of this chapter is hereby declared to be a public nuisance per se, and may be abated by order of any court of competent jurisdiction.

- (c) In addition to the remedies otherwise provided, the city may remove and dispose of an unlawful sign on public property.
- (d) Any person, firm or corporation determined to have been in violation of the provisions of this chapter shall be responsible for a municipal civil infraction and subject to the provisions of section 1-11 of this Code.

PART II

Savings Clause. That the amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART III

Severability. That should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART IV

Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V

Effective Date: Publication. That the provisions of this Ordinance shall become effective fifteen (15) days after its adoption and shall be published within 15 days of its adoption by publication of a brief notice in a newspaper circulated in the City, stating the date of enactment and the effective date of the ordinance, a brief statement as to the subject matter of this Ordinance and such other facts as the Clerk shall deem pertinent, and that a copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

CERTIFICATION

It is hereby certified that the foregoing Ordinance was adopted by the Novi City Council, Oakland County, Michigan, at a meeting of the Council duly called and held on the ____ day of _____, 2008.

CITY OF NOVI

By: _____
Maryanne Cornelius, City Clerk

ADOPTED:

EFFECTIVE:

PUBLISHED:

1033804