



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

Prohibition or Limit on Sign Waiver or Adjustment Requests

If you are seeking a waiver or an adjustment on a sign regulation, please review this summary and check the regulations to ensure your request for a waiver or adjustment is eligible under Chapter 4. In some cases, the sign code grants PDD limited authority to review and hear only certain items pertaining to sign size, location, type, and function. This document is intended to summarize PDD's adjustment and waiver authority **before** submitting your application for Sign Waiver or Adjustment Eligibility. The relevant section of the code is listed for reference. In order to apply for a waiver or an adjustment, you must first submit your sign permit application to BSEED via the Elaps system found at the Online Application Information portal available here: www.detroitmi.gov/drc

Permissibility of all Signs

Location and Illumination: PDD does not have the authority, per 4-4-31(c), to waive or adjust any requirements associated with illumination or locational permissibility of any type of sign. For example, Roof signs are permissible only on buildings or structures of at least ten stories located in low-density commercial/institutional sign districts and high-density commercial/industrial sign districts where no high-rise identification signs are present. PDD does not have the ability to waive these permissibility requirements. An application to waive the permissibility requirements listed under Sec. 4-4-31 to Sec. 4-4-60 will not be accepted for a hearing.

Special Zoning Districts: Per Sec. 4-4-20(b), PDD is not able to accept or hear a sign waiver or adjustment petition for signs located within Special Zoning Districts that require City Council Approval per Chapter 50 Zoning. Sign permits residing within the following zoning districts should be reviewed by the City Planning Commission staff for determination of the appropriate approval path:

- PD Planned Development District,
- PC Public Center District,
- PCA Public Center Adjacent District (Restricted Central Business District), or
- SD5 Special Development District, Casinos

Business Signs

Sign Size: Applicants are only eligible to request an adjustment of up to 25% of the maximum allowed size of business signs, per 4-4-62(c). An application seeking an adjustment of more 25% of the maximum allowed size of business signs will not be accepted for a hearing.



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Additional Business Signage: PDD does not have the authority, per 4-4-63(b), to waive or adjust the standards for additional business signage. Business signs seeking a waiver or adjustment for the following sign types will not be accepted for a hearing, including:

- High-rise identification signs,
- Painted side-wall signs,
- Sponsorship signs associated with public art, or
- Directional signs.

Location and Illumination: Per 4-4-31(c), PDD does not have the authority to waive or adjustment any requirements associated with illumination or location permissibility of any type of sign. Business signs seeking a waiver or adjustment of these conditions will not be accepted for a hearing.

Advertising Signs

Outside of the Central Business District

All Permits for Advertising Signs outside of the CBD: No advertising sign may be built or altered outside of the CBD without a waiver via PDD's Waiver and Adjustment petition process, per 4-4-102. PDD does not have the authority, per 4-4-109(a), to waive the findings required in Sec. 4-4-102. The findings of Sec. 4-4-102 (1) through (6) must be made by the Buildings and Safety Engineering Department (BSEED) via your sign permit application permit at BSEED, before you can apply to the Sign Waiver or Adjustment process at the Planning and Development Department. An advertising sign outside of the CBD seeking a waiver without these findings will be denied for a hearing.

Dimensional Requirements: Applicants are only eligible to request an adjustment of up to 10%, per 4-4-109, of the following. An application for an advertising sign seeking an adjustment of more than 10% of the following measurements will not be accepted for a hearing:

- Spacing between signs (4-4-103),
- Setback from premises boundary (4-4-104),
- Height and clearance of signs (4-4-105),
- Area of sign (4-4-106), and
- Landscaping (4-4-107).

Inside of the Central Business District

Applicants are not eligible to request a waiver for the standards for local or super advertising signs or for any standards related to public art, per 4-4-130. This includes size of the sign, spacing requirements, or illumination. Applications requesting these types of waivers for advertising signs inside the CBD will not be accepted for a hearing.



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Dynamic signs

Sign Size: Applicants are only eligible to request an adjustment of up to 40% of the maximum allowed size of a dynamic sign, per 4-4-66(b).

Sign Location: Dynamic signs are permissible only in low-density commercial/institutional sign districts and high-density commercial/industrial sign districts. Dynamic signs may be animated only in the Central Business District. Per 4-4-31(c), these location restrictions cannot be waived via the PDD Sign Waiver and Adjustment Hearing. Applications requesting this type of waiver will not be accepted for a hearing.

Entertainment District boundaries

PDD does not have the authority, per 4-4-82(c), to waive or adjust the boundaries of the Entertainment District.

Temporary, construction, and portable signs

Sign Size: For temporary signs, not including construction signs, for sale or lease signs, and portable signs, applicants are eligible to request an adjustment of up to 25% for the maximum allowed size.

Additional Temporary Signage: PDD does not have the authority to waive or adjustment any requirements associated with the additional temporary sign allowances per 4-4-183 (b). This includes:

- Premises listed for sale or lease
- Premises with open building or construction (temporary construction sign)
- Portable signs

Reference Maps included on the following page.....

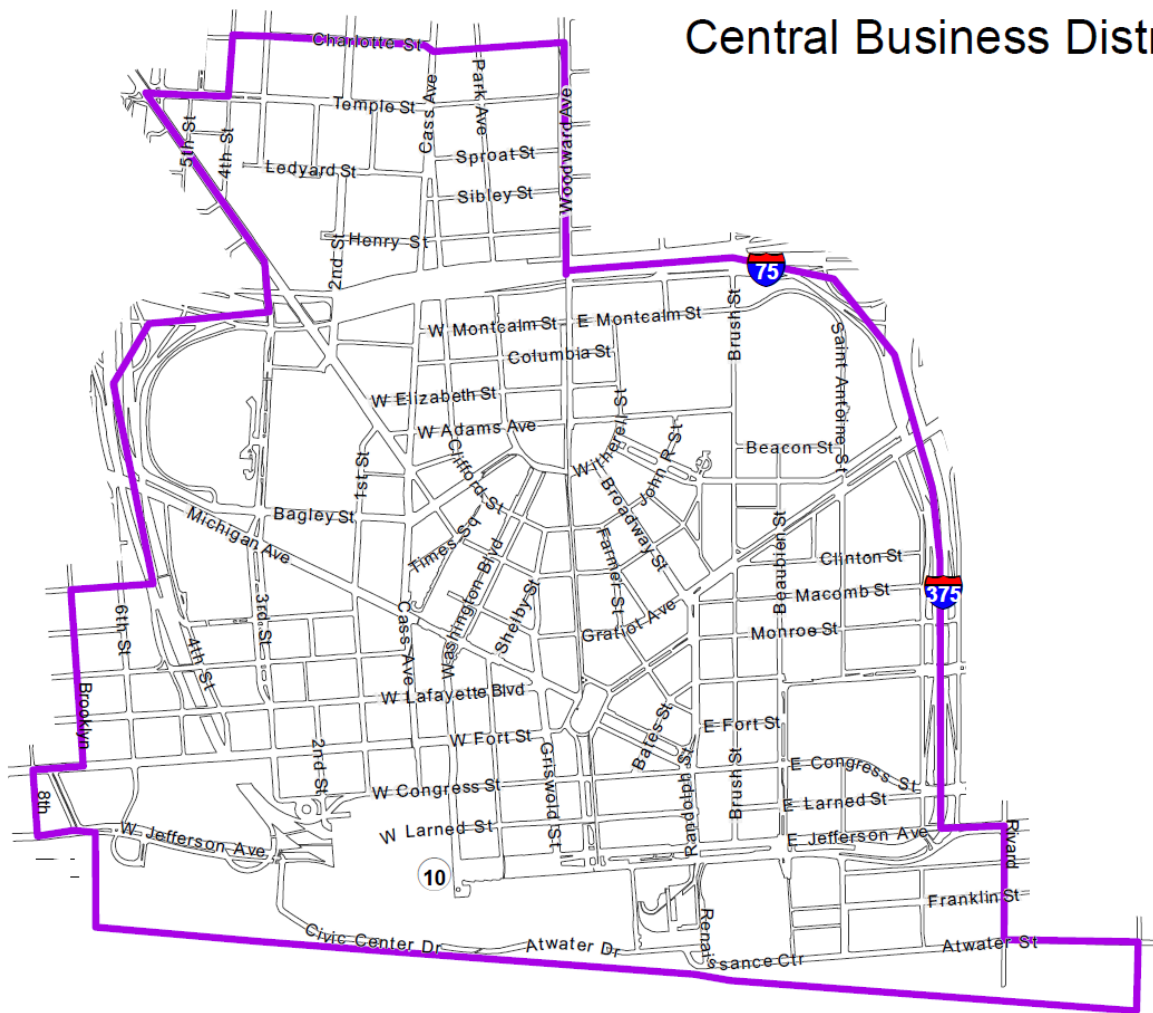


DEPARTMENT OF
**Planning &
Development**

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Central Business District





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Entertainment District

