

SIGNS

Chapter 119

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Sec. 119-1. Purpose.

(a) The purpose of this chapter is to protect and promote the general health, safety, welfare, and order within the city through the establishment of a comprehensive and impartial series of standards, regulations, and procedures governing the erection, use and/or display of devices, signs, or symbols serving as visual communicative media.

(b) The provisions of this chapter are intended to encourage creativity, a reasonable degree of freedom of choice, an opportunity for effective communication, and a sense of concern for the visual amenities on the part of those designing, displaying, or otherwise utilizing needed communication media of the types regulated by this chapter; while at the same time ensuring that the public is not endangered, annoyed, or distracted by the unsafe, disorderly, indiscriminate, or unnecessary use of such communication facilities.

(Code 1987, § 365.01)

Sec. 119-2. Administration and enforcement.

(a) *Permit required.* Except as herein exempted, no person shall install, erect, relocate, modify, alter, change the color, or change the copy of any sign in the city without first obtaining a permit. If a sign authorized by permit has not been installed within 365 days from the date of issuance of the permit, said permit shall become void and no fee shall be refunded.

(b) *Application and fee.* Application for permits shall be made in writing upon printed forms furnished by the city. Each application for a permit shall set forth the correct PID number of the tract of land upon which the sign presently exists or is proposed to be located, the location of the sign on said tract of land, the manner of construction and materials used in the sign, a complete description and sketch of the sign and such information as the City Council deems necessary. Every applicant shall pay a fee for each sign regulated by this chapter before being granted a permit. Sign permit fees shall be as established by the city. A triple fee shall be charged if a sign is erected without first obtaining a permit for such sign. Temporary signs shall be exempt from fees and permits except as noted in section 119-4(i).

(c) *Annual inspection.* The building official may annually inspect all signs to see that every sign complies with the minimum standards set forth in this chapter. A written record of all such inspections shall be kept.

(d) *Exemptions.* No permit shall be required for the following signs; provided, however, that all signs herein exempted from the permit requirements shall conform with all other requirements of this chapter:

- (1) Window signs placed within a building and not exceeding 50 percent of the window area.
- (2) Address, name place and/or identification signs having an area of two square feet or less.
- (3) Signs erected by a governmental unit.
- (4) Signs as described in section 119-4(i).
- (5) Signs which are entirely within a building and not visible from outside said building.
- (6) Campaign signs.
- (7) Off-street information signs.

(e) *Variations/modifications.* The City Council may grant a variation/modification from the requirements of this chapter as to specific signs where it is shown that by reason of topography or other

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conditions that strict compliance with the requirements of this chapter would cause a hardship. A variation/modification may be granted only if the variation/modification does not adversely affect the spirit or intent of this chapter. Written application for a variation/modification shall be filed with the City Clerk and shall state fully all facts relied upon by the applicant. The application shall be supplemented with maps, plans, or other data which may aid in an analysis of the matter. The application shall be referred to the Planning Commission for its recommendation and report to the City Council.

(f) *Existing nonconforming signs.* Any sign existing at the time of adoption of this chapter which does not conform to the provisions hereof shall not be rebuilt, altered, or relocated without being brought into compliance with the requirements of this chapter. After a nonconforming sign has been removed, it shall not be replaced by another nonconforming sign. Whenever use of a nonconforming sign has been discontinued for a period of three months, such use shall not thereafter be resumed unless in conformance with the provisions of this chapter.

(g) *Existing illegal signs.* All illegal signs existing at the time of adoption of this chapter which do not conform to the provisions hereof shall be removed within three months of the adoption of this chapter and subsequent notification by the city.

(h) *Violations.* If the building official finds that any sign regulated by this chapter is prohibited as to size, location, content, type, number, height or method of construction, or is unsafe, insecure, or a menace to the public, or if any sign has been constructed or erected without a permit first being granted to the installer of said sign, or to the owner of the property upon which said sign has been erected, or is improperly maintained, or is in violation of any other provisions of this chapter, he shall give written notice of such violation to the owner or permittee thereof. If the permittee or owner fails to set forth in this chapter, following receipt of said notice:

- (1) Such sign shall be deemed to be a nuisance and may be abated by the city by proceedings taken under Minn. Stats. ch. 429, and the cost of abatement, including administration expenses, may be levied as a special assessment against the property upon which the sign is located; and/or
- (2) It is unlawful for any permittee or owner to violate the provisions of this chapter. No additional licenses shall be granted to anyone in violation of the terms of this chapter or to anyone responsible for the continuance of the violation, until such violation is either corrected or satisfactory arrangements, in the opinion of the building official, have been made towards the corrections of said violation. The official may also withhold building permits for any construction related to a sign maintained in violation of this chapter. Pursuant to Minn. Stats. § 160.27, the building official shall have the power to remove and destroy signs placed on street right-of-way with no such notice of violation required.

(Code 1987, § 365.05; Ord. No. 20-1988, 4-17-1989; Ord. No. 00-111, 1-21-2001; Ord. No. 01-2001, 2-25-2001; Ord. No. 09-2010, 10-31-2010)

Sec. 119-3. Rules of construction and definitions.

(a) The language set forth in the text of this chapter shall be interpreted in accordance with the following rules of construction:

- (1) Whenever a word or term defined hereinafter appears in the text of this chapter, its meaning shall be construed as set forth in such definition.
- (2) All measured distances expressed in feet shall be to the nearest tenth of a foot. In the event of conflicting provisions, the more restrictive shall apply.

(b) The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Address, nameplate and/or identification signs means a sign for postal numbers, whether written or in numerical form and may bear the name of the occupant of the building.

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Advertising sign means a sign selling or promoting a business, commodity, or service which is not located or performed on the premises on which the sign is located.

Alteration means any major structural change to a sign, not including routine maintenance or repainting in the same color scheme as appeared in the original permit.

Area identification sign means a single freestanding sign located on identified premises, said premises shall measure no less than two acres in area, which identifies a residential subdivision, condominium, multiple-residential complex, and industrial area, an office complex, two or more commercial businesses within one structure, or any combination of the above.

Banner and pennants means attention-getting devices which resemble flags, made of nonpermanent paper, cloth, or plastic-like material.

Building means any structure having a roof which may provide shelter or enclosure for persons, animals, chattel, or property of any kind.

Business means any occupation, employment, or enterprise wherein merchandise is exhibited or sold, or where services are offered for compensation.

Business sign means a sign which identifies a business, profession, commodity, or service sold or offered upon the premises where such a sign is located.

Campaign sign means a temporary sign posted by a bona fide candidate for political office or by a person or group promoting a political issue for a candidate.

Canopy or marquee sign means any sign which is affixed to a projection or extension of a building or structure erected in such a manner as to provide a shelter or cover over the approach to any entrance of a store, building, or place of assembly.

Changing sign means a sign which displays copy changes shown on the same lamp bank, such as an electronically or electrically controlled public service, time and temperature sign, message center, or readerboard.

District means a specific zoning district as defined in this chapter.

Facade means the portion of any exterior elevation of a building extending from grade to the top of the parapet wall or eaves and the entire width of the building elevation.

Flashing sign means an illuminated sign on which such illumination is not kept constant in intensity or color at all times when such sign is in use.

Freestanding sign means a sign which is placed in the ground and not affixed to any part of any building.

Governmental unit means the city, county, and/or state.

Governmental unit sign means a sign which is erected by a governmental unit.

Illegal sign means any sign which existed prior to the adoption of the ordinance from which this chapter is derived which was installed without permit approval as governed by the ordinances in effect at the time of installation.

Illuminated sign means a sign which has an artificial light source directed upon it or one which has an interior light source.

Institutional sign means a sign or bulletin board which identifies the name and other characteristics of a public or private institution on the site where the sign is located.

Motion sign means any sign which revolves, rotates, has any moving parts, or gives the illusion of motion.

Nonconforming sign means a sign which lawfully existed prior to the adoption of the ordinance from which this chapter is derived, but does not conform to the newly enacted requirements of the ordinance from which this chapter is derived.

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Off-street informational sign means a sign, not exceeding four square feet per sign face, located on private property within or adjacent to off-street parking areas that informs vehicular traffic of parking and access restrictions within the off-street parking area.

Portable sign means a sign so designated as to be movable from one location to another and is not permanently attached to the ground or any structure.

Projecting sign means a sign, any portion of which projects over public property.

Public way means any street, alley, sidewalk which is maintained or owned by the city, county, or state.

Quasi-public means any private function which has the characteristics of a function performed by any unit of government, including, but not limited to, schools, churches, recreation areas and institutions.

Real estate sign means a sign placed upon property advertising that particular property for sale, rent, or lease. Such signs must contain the phrase "for sale," "for rent" or "for lease."

Roof line means the uppermost line of the roof of a building or, in the case of an extended facade, the uppermost height of said facade.

Roof sign means any sign erected upon or projecting above the roof of a structure to which it is affixed. Mansard roof surfaces are considered as wall area and are subject to wall signage restrictions.

Sandwich board means a sign which is a self-supporting A-shaped or freestanding temporary signs with two visible sides that are situated adjacent to a business, typically on a sidewalk and contains commercial speech.

Sign means any letter, word, symbol, device, poster, picture, statuary, reading matter or representation in the nature of an advertisement, announcement, message or visual communication whether painted, posted, printed, affixed or constructed, which is displayed outdoors for informational or communicative purposes.

Sign area means the area within a single continuous perimeter enclosing the extreme limits of the actual sign surface but excluding any structural elements outside the limits of each sign and not forming an integral part of the sign. The stipulated maximum sign area for a sign refers to a single facing. Double faced signs shall have identical message components on each side; however, computation of maximum allowable area shall only consider one sign face.

Sign, maximum height of, means the vertical distance measured from the mean street grade to the top of such sign.

Structure means anything constructed, the use of which requires more or less permanent location on the ground, or attached to something having a permanent location on the ground.

Temporary sign means any sign erected for the duration of an event or for the time necessary to promote the sale of real estate, subject to all requirements and restrictions of this chapter.

Wall sign means a sign which is affixed to any wall of a building. Such signs shall not project outward more than 12 inches and shall not wholly or partially obstruct any wall opening.

Window sign means a sign painted on, placed in, or affixed to any window exclusive of merchandise on display. The term "window signs" shall also include all signs visible from the exterior of a building that are placed on the back of shelving units, walls, or similar structures located less than seven feet from the window surface.

(Code 1987, § 365.10; Ord. No. 11-000, 1-21-2001; Ord. No. 10-2007, 9-25-2007)

Sec. 119-4. General provisions applicable to all districts.

(a) No sign other than governmental unit signs shall be erected or placed upon any public way or upon public easements with the exception of garage sale and real estate directional signage as provided for in subsection (i) of this section, pertaining to temporary signs.

(b) Freestanding advertising signs are prohibited in all districts except as governed by

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subsection (i) of this section.

- (c) Motion signs or similar devices shall be prohibited in all districts.
- (d) No illuminated sign which changes in either color or intensity of light shall be permitted except one giving time, date, temperature, weather or similar public service information. The city in granting permits for illuminated signs shall specify the hours during which same may be kept lighted when necessary to prevent the creation of a nuisance. All illuminated signs shall have a shielded light source and concealed wiring and conduit and shall not interfere with traffic signalization.
- (e) Signs in the central business district shall not project over public property more than 18 inches.
- (f) Business signs shall not be painted, attached or in any manner affixed to trees, rocks, or similar natural surfaces, nor shall signs of any type be painted directly on the roof or walls of a building.
- (g) Signs which interfere with the ability of vehicle operators or pedestrians to see traffic signals or which impede the vision of traffic by vehicle operators or pedestrians are prohibited. Such signs shall also comply with section 129-322.
- (h) Signs shall not obstruct any window, door, fire escape, or opening intended to provide ingress or egress to any structure or building or public way.
- (i) Temporary signs.
 - (1) One temporary real estate sign may be placed in any district for the purpose of advertising the lease or sale of property upon which it is placed. Only one such sign shall be permitted per street and/or lake frontage. Such signs shall be exempt from permits and fees providing they meet the following requirements:
 - a. Such sign shall be removed seven days following lease or sale.
 - b. The maximum size of such signs for each district is as follows:
 - 1. In R-1, and R-2 district the maximum size is five square feet.
 - 2. In R-3, R-4 and PDA districts the maximum size is 18 square feet.
 - 3. In B-1, B-2, B-3, and I-1 districts the maximum size is 32 square feet.
 - (2) Temporary real estate promotional signs may be erected for the purpose of selling or promoting a residential project of ten or more dwelling units or any nonresidential project. Such signs shall be exempt from permits and fees; provided that:
 - a. Such sign shall not exceed 32 square feet in area.
 - b. Maximum height of ten feet.
 - c. Maximum number of said temporary real estate advertising signs shall not exceed two in number.
 - d. Minimum distance between said advertising signs is 500 feet.
 - e. Such signs shall be removed when the project is 90 percent complete, sold, or leased.
 - f. Such signs shall be located no closer than 100 feet to a preexisting residential dwelling unit.
 - g. Written approval from the property owner shall be submitted at the time of City Council review.
 - (3) Temporary banners and pennants employed for grand openings for business establishments, special events or promotions and holidays are not exempt from

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permits and fees and shall be removed within 30 days upon permit issuance unless an alternate schedule is approved by the City Council. Temporary banners and pennants are prohibited from being placed upon any decorative fencing unless the banner or pennant is used in conjunction with a government, a quasi-public function, or similar-related special event. Permits for banners or pennants can be issued no more than four times per calendar year.

- (4) One temporary identification sign setting forth the name of the project, architect, engineers, contractors, planners and financing agencies may be installed at a construction site in any district. The sign area of said construction sign shall not exceed 32 square feet in area. Such signs shall be removed when the building is 75 percent occupied and shall be exempt from all permits and fees.
- (5) Garage sale signs will be permitted in conjunction with the sale of household goods and materials from the private residences. Such signs shall be exempt from permits and fees but shall be subject to the following:
 - a. Signs shall not exceed four square feet in area.
 - b. The name and telephone number of the party responsible for the sale shall be clearly marked on the sign.
 - c. Directional off-premises garage sale signs can be placed on private property providing that the property owners consent is obtained prior to the placement of such signs.
 - d. The use of garage sale signs shall be limited to five occasions per calendar year, per residence.
 - e. Boutiques, craft sales, and other sales events of handcrafted merchandise shall be subject to all garage sale signage provisions.
 - f. Garage sale signs shall be limited to five days per occurrence.
 - g. Garage sale signs placed in the right-of-way (ROW) shall be placed a minimum of five feet from the street pavement or curb and shall not obstruct visibility at intersections.
 - h. May not be on the right-of-way of county and state roads.
 - i. Garage sale signs shall be removed immediately following the sale.
- (6) Special event signs shall be permitted subject to the regulations as set forth in subsection (i)(5) of this section.
- (7) Directional real estate signage shall be allowed subject to the following:
 - a. Sign shall not exceed four square feet in area.
 - b. The name and number of the party responsible shall be clearly marked on the sign.
 - c. Directional off-premises real estate signs can be placed on private property provided that the property owners' consent is obtained prior to the placement of such signs.
 - d. Directional off-premises real estate signs for the purpose of advertising open houses shall be allowed only on Tuesdays, Thursdays, Saturdays and Sundays.
 - e. Directional off-premises real estate signs or open house signs may not be on the right-of-way of county and state roads.
 - f. Directional off-premises real estate signs, not advertising open houses, can be located in the right-of-way (ROW) but shall be placed a minimum

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of five feet from the street pavement or curb and shall not obstruct visibility at intersections. See subsection (i)(7)e of this section for approved locations. Directional off-premises real estate signs not advertising open houses are not subject to specific days.

- (8) Seasonal signs. Seasonal signs of a temporary or portable nature may be used in the nonresidential districts to promote or advertise on-premises seasonal services or merchandise. Such signs shall be limited to a maximum of 32 square feet and shall not be left in place for more than a two-month period. Permits and fees shall be required for all seasonal signs, and permits may be issued no more than two times per calendar year per business.
- (9) Sandwich board signs. Sandwich board signs in the downtown area are permitted subject to the following regulations:
 - a. The maximum area shall be 12 square feet per side of sign with the maximum height being four feet.
 - b. Only one sandwich board sign per business per street frontage shall be permitted. Signage shall be located directly in front of or adjacent to the building that contains the business that is being advertised. Placement on the sidewalk in front of the building or along the curb is permissible.
 - c. Sandwich board signs shall not be placed so as to cause the width of the sidewalk to be reduced below four feet in width, nor shall they be erected or maintained in a manner that prevents free ingress or egress from any door, window or fire escape, nor shall they be attached to any standpipe or fire escape.
 - d. A temporary sign permit is required prior to the installation of the sign. Only one temporary sign permit for a sandwich board sign is allowed per business and is not transferable. The permit would be valid for one calendar year beginning January 1, and ending December 31. If the sign is to be located within the right-of-way, business owners shall sign a disclaimer that indemnifies the city of any liability for use of said public right-of-way.
 - e. A sketch including dimensions, content and location of the sandwich board sign must be attached to the permit application. Changeable copy is permitted on sandwich board signs. The permit application must be approved and signed by the planning and building inspection department before the sandwich board sign may be displayed.
 - f. Each business owner is responsible for attaching a copy of the approved permit or permit number to the sandwich board.
 - g. Sandwich board signs shall not be illuminated; shall not contain moving parts; only be displayed during business operating hours, except those located on private property; be removed from public sidewalks if there is any snow accumulation, the sign may not be replaced until the snow is removed.
 - h. Sandwich board signs placed in violation of this section will result in immediate removal of the sign.
 - i. Sandwich board signs within the public right-of-way may be moved/removed by the city for municipal purposes (i.e., snow removal, traffic issues, maintenance, etc.).
 - (j) Except as may be specifically authorized by this subsection and subsection (i) of this section, portable signs are prohibited. A portable sign used for the purpose of directing the public may be

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permitted under the following conditions:

- (1) The sign is coincidental to, or used in conjunction with, a governmental unit or quasi-public function;
 - (2) The period of said sign use shall not exceed thirty consecutive days;
 - (3) The signs shall not be used more than four times during a calendar year;
 - (4) The signs shall be placed on the premises of the advertised event and/or on such other premises following approval of a temporary sign permit by the city. Administrative approval of a portable sign is permitted if the following conditions are met:
 - a. The applicant obtain permission from the City Manager for placement of the sign on public property.
 - b. Written permission from the property owner of record is provided if being located off-premises
 - c. The criteria referenced in subsections (j)(1), (2), and (3) of this section are met.
 - d. The proposed location of the sign is reviewed and deemed acceptable by city staff, which shall include the police, planning, and engineering departments, based on the following criteria:
 1. The sign is not being placed in the road right-of-way;
 2. The sign does not obstruct the sight triangle for pedestrian or vehicular traffic;
 3. Placement of the sign does not create any potential traffic or other related hazard;
 4. Such signs shall require the issuance of a permit but will be exempt from all fees; and
 5. In the instance of a multiuse facility, only one seasonal sign may be placed on the premises at any one time.
- (k) Projecting wall signs shall be permitted only in commercial districts provided the total sign area does not exceed ten square feet per building face. Such signs shall not project over public property more than 18 inches.
- (l) One address, name place and/or identification sign, visible from the public way, shall be required per building in all districts. Such signs shall contain the street address in minimum four-inch numerals and shall be securely attached to the structure.
- (m) Canopies and marquees shall be considered an integral part of the structure and shall not be considered as part of the wall area and shall not warrant additional sign area.
- (n) Signs located on the interior of a building are exempt from the provisions of this chapter. However, such signs, not including changeable signs, shall not contain flashing lights that are visible from the exterior of the building.
- (o) A comprehensive sign plan is required at the time of Planning Commission review of any proposed commercial or industrial development. Said plan shall indicate the location, size, height, color, lighting and orientation of all proposed signs and shall be submitted for approval pursuant to the regulations of the city.
- (p) Signs shall not exceed two faces.
- (q) Roof signs shall be prohibited in all districts except as noted in section 119-5(5) and (6).
- (r) Campaign signs may be placed in any district, subject to the following restrictions:

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- (1) Pursuant to Minn. Stats. § 211B.045, all noncommercial signs of any size may be posted in any number from 46 days before the state primary in a state general election year until ten days following the state election.
- (2) Campaign signs shall be exempt from fees.
- (3) All campaign signs shall have the name and telephone number of the person responsible for posting the sign clearly marked either on the face or reverse side.
- (4) Campaign signs shall be removed and/or replaced if they become torn, faded, or otherwise damaged.

(Code 1987, § 365.15; Ord. No. 43-1990, 7-20-1990; Ord. No. 74-1995, 6-27-1995; Ord. No. 13-2002, 7-7-2002; Ord. No. 16-2002, 8-25-2002; Ord. No. 07-2007, 6-26-2007; Ord. No. 10-2007, 10-13-2007; Ord. No. 14-2007, 12-11-2007; Ord. No. 06-2012, 7-22-12; Ord. No. 08-2012, 9-9-12)

State law reference—Noncommercial signs, Minn. Stats. § 211B.045.

Sec. 119-5. District regulations.

In addition to those signs permitted in all districts, signs as herein designated shall be permitted in each specified district and shall conform as to size, location and character according to the following requirements:

- (1) **Single-family residential (R-1) district.**
 - a. *Address, name place, and/or identification signs.* One sign not to exceed two square feet in area for each dwelling unit, indicating only name and address.
 - b. *Institutional, recreation or quasi-public signs.* One sign or bulletin board per street frontage for each permitted or conditional use in said R-1 district. Such sign shall not exceed 48 square feet in area, and sign shall not be placed closer than ten feet to any street right-of-way line, and shall not exceed ten feet in height.
 - c. *Area identification sign.* One sign not to exceed 24 square feet in area for each development district entrance provided, however, that said sign does not exceed six feet in height and be placed within ten feet of any right-of-way.
- (2) *Single-family residential (R-1A) district.* Same regulations as outlined in subsection (1) of this section.
- (3) *Two-family residential (R-2) district.* Same regulations as outlined in subsection (1) of this section.
- (4) *Multifamily residential (R-3) district.*
 - a. *Name place signs.* One sign not to exceed two square feet in area for each Single-family detached dwelling or six square feet in area for each multiple-family building. Same name place sign shall indicate only name and address.
 - b. *Institutional, recreation and quasi-public sign.* One sign or bulletin board per street frontage for each permitted or conditional use in said district, provided said sign shall not exceed 48 square feet in area and shall not be placed closer than ten feet to any street right-of-way and shall not exceed ten feet in height.
 - c. *Area identification sign.* One sign not to exceed 24 square feet in area for each development district entrance provided said sign is not placed within ten feet of any street right-of-way and not in excess of ten feet in height.

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- (5) Central business (B-1) district.
- a. *Wall signs.* Wall signs are permitted on each street frontage provided said sign does not exceed 15 percent of said wall up to the maximum or 175 square feet in area. Individual signs shall not exceed 100 square feet. Additionally, wall signs not exceeding ten percent of said wall up to a maximum of 48 square feet, whichever is smaller, are permitted on each building frontage abutting a public, surface parking lot accommodating 25 or more cars providing that all land abutting all sides of the parking lot is either public right-of-way or commercially zoned property.
 - b. *Freestanding sign.* One freestanding sign per street frontage provided, however, said sign does not exceed 48 square feet in area and 25 feet in height and is not placed closer than ten feet from any street right-of-way. The ten-foot setback may be increased at intersections or other areas where freestanding signs may obstruct vehicular sight distances.
 - c. *Area identification signs.* One area identification sign is permitted per street frontage per commercial development provided, however, said sign does not exceed 48 square feet except as provided herein, and 15 feet in height, and is not placed within ten feet of any street right-of-way. Area identification signs for retail shopping centers containing at least 20,000 square feet of attached gross floor area shall be permitted to have one area identification sign per street frontage provided said sign does not exceed 120 square feet in area. Shopping center signs shall be subject to the same height and setback limitations of other B-1 area identification signs. Where area identification signs are used, no freestanding signs shall be permitted. In addition to area identification signs, one wall sign is permitted for each business use with at least 2,000 square feet of gross floor area. Such signs shall not exceed 48 square feet.
 - d. *Roof signs.* Roof signs shall be permitted if they are an integral part of the architecture of a building. Such signs shall not extend more than five feet above the roof line of the building or exceed 75 square feet in area. Roof signs shall be limited to one face, parallel to the front of the building.
 - e. *Changing signs.* Changing signs are permitted providing that they do not exceed 18 square feet in total area. If placed in a window, such signs shall not exceed 25 percent of the total wall window area.
 - f. *Comprehensive sign plan.* Comprehensive sign plan required as outlined in section 119-4(o).
 - g. *Motor fuel station or motor fuel station, convenience store.* Lettering of or sign labels which are an integral part of the design of a gasoline pump shall be permitted. Additionally, wall signs and freestanding signs are permitted subject to subsections (5)a and b of this section.
 - h. *Lake frontage wall signs.* Wall signs in accordance with the requirements outlined in subsections (5)a and b of this section are permitted on a lake frontage. Such signs shall be approved by conditional use permit.
- (6) General business (B-2) district. Same regulations as outlined in subsection (5) of this section.
- (7) Neighborhood business (B-3) district.
- a. *Wall signs.* Wall signs are permitted on each street frontage provided said sign does not exceed ten percent of said wall up to 48 square feet in area, whichever is smaller.

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- b. *Area identification signs.* One area identification sign is permitted per street frontage, per commercial development provided, however, said sign does not exceed 32 square feet in area, and ten feet in height, and is not placed within ten feet of any street right-of-way. In addition, one wall sign per building is permitted not to exceed 24 square feet in area.
 - c. *Comprehensive sign plan.* Comprehensive sign plan required as outlined in section 119-4(o).
- (8) *Light industrial (I-1) district.* Same regulations as outlined in subsection (6) of this section.
 - (9) *Planned development area (PDA).* Same regulations as outlined in subsection (4) of this section.
 - (10) *Special provisions of projects included in a redevelopment plan.* Same regulations as outlined in subsection (4) of this section, unless the City Council, by resolution, approves a specific sign program for a development project located within an area included in a redevelopment plan established in accordance with Minn. Stats. §§ 469.027 and 469.028. The sign program may include, but is not limited to, sales and marketing signs, leasing signs, rental signs, and developer/contractor/builder signs.

(Code 1987, § 365.20; Ord. No. 5, 8-10-1987; Ord. No 11-2006, 5-21-2006; Ord. No. 09-2013, 9-29-13)

Sec. 119-6. Construction standards and maintenance.

(a) Except as otherwise noted in this district, permanent signs shall be constructed of durable, weather resistant materials anchored in a secure fashion and designed to withstand a wind pressure of 40 pounds per square foot. The exposed backs of all signs and sign structure shall be painted a neutral color.

(b) Signs determined by the city building official to be in a state of disrepair shall be restored to good repair by the sign owner or property owner on which the sign is situated within 30 days after the mailing of written notice to repair from the building official. In the event a noncompliance with said notice, the city shall be authorized to remove said sign at the expense of the owner or property owner.

(Code 1987, § 365.25; Ord. No. 16-2002, 8-25-2002)

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