

CHAPTER 74. ZONING

ARTICLE VIII. Signs

Section 74-441. Purpose and findings.

The purpose and finding of this article are as follows:

- (a) *Purpose.* This Article is intended to establish a comprehensive and balanced system of sign control that accommodates the need for a well-maintained, safe, and attractive community, and the need for effective communications, including business identification. It is the intent of this article to promote the health, safety and welfare, aesthetics, and image of the community by regulating signs that are intended to communicate to the public, and to use signs which meet the City's goals by authorizing:
- (1) Permanent signs which establish a high standard of aesthetics;
 - (2) Signs which are compatible with their surroundings;
 - (3) Signs which are designed, constructed, installed and maintained in a manner that does not adversely impact the public safety or unduly distract motorists;
 - (4) Signs which are large enough to convey the intended message;
 - (5) Signs that are proportioned to the scale of, and are architecturally compatible with, principal structures;
 - (6) Permanent signs which give preference to the on-premise owner or occupant; and
 - (7) Temporary commercial signs and advertising displays which provide an opportunity for grand openings and occasional sales events while restricting signs which create continuous visual clutter and hazards of public right-of-way intersections.
- (b) *Findings.* The City finds it necessary for the promotion and preservation of the public health, safety, welfare and aesthetics of the community that the construction, location, size and maintenance of signs be controlled. Further, the City finds:
- (1) Permanent and temporary signs have a direct impact on and relationship to the image of the community;
 - (2) The manner of installation, location and maintenance of signs affects the public health, safety, welfare and aesthetics of the community;
 - (3) An opportunity for visible identification of community businesses and institutions must be established;
 - (4) The safety of motorists, cyclists, pedestrians and other users of public streets and property is affected by the number, size, location and appearance of signs that unduly divert the attention of drivers;

- (5) Installation of signs suspended from, projecting over, or placed on the tops of buildings, walks or other structures may constitute a hazard during periods of high winds and an obstacle to effective firefighting and other emergency service;
- (6) Uncontrolled and unlimited signs adversely impact the image and aesthetic attractiveness of the community and thereby undermine economic value and growth;
- (7) Uncontrolled and unlimited signs, particularly temporary signs which are located within or adjacent to public right-of-way or are located at the driveway/street intersections, result in roadside clutter and obstruction of views of oncoming traffic. This creates a hazard to drivers and pedestrians and also adversely impacts a logical flow of information;
- (8) Commercial signs are generally incompatible with residential uses and should be strictly limited in residential zoning districts; and
- (9) The right to express noncommercial opinions in any zoning district must be protected, subject to reasonable restrictions on size, height, location and number of signs.

Section 74-442.

Definitions.

For the purposes of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Address sign means a sign communicating street address only, whether written or in numerical form.

Advertising sign means a sign which directs attention to business, commodity, service, activity, or entertainment not necessarily conducted, sold, or offered upon the premises where such sign is located.

Awning or canopy means a structure made of cloth, metal, or other material affixed to a building in such a manner that the structure may be fixed, raised, or retracted to a position against the building.

Banners and pennants means attention-getting devices which resemble flags and are of paper, cloth, or material of a plastic-like consistency.

Billboard. See "Advertising sign" or "Off-premises sign."

Building frontage means that building elevation that fronts on a public street where customer access to the building is available.

Business sign means a sign which directs attention to a business or profession or to a commodity or service, sold, offered or manufactured, or to an entertainment offered on the premises where such sign is located.

Campaign sign. See "Political sign."

Canopy and Marquee signs means any message or identification 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.

Construction sign means a temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the name of the architects, engineers, landscape architects, contractors or similar artisans, or the owner, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.

Directional sign means signs limited to directional messages, principally for pedestrian or vehicular traffic, such as "one-way," "entrance," "exit."

Electronic variable message sign means signs whose message may be changed at reasonable intervals by electronic process or remote control and whose only movement is the periodic changing of information against a solid, colorless background, engineered for maximum legibility and readability, and having a contact light level and glare reducing screens.

Facade sign. See "Wall sign."

Flashing sign means a directly or indirectly illuminated sign changing natural or artificial lights or color effects by any means whatsoever.

Freestanding sign means a sign which is self-supporting and affixed to a frame structure not attached to a building.

Governmental sign means a sign which is erected by a governmental unit for the purpose of identifying and directing or guiding traffic.

Ground monument sign means a sign not supported by exposed posts or poles which is architecturally designed and located directly at grade where the base width dimension is 50 percent or more of the greatest width of the sign.

Hanging sign means a projecting sign whose sign face is attached indirectly to a building by a supporting arm or hanger from above. Also, known as a shingle sign.

Holiday sign means signs or displays which depict a message pertaining to a National or State holiday, and no other matter.

Identification sign means a sign giving the nature, logo, trademark, or other identifying symbol, address, or any combination of the name, symbol, and address of a building, business, residential development, or establishment on the premises where it is located.

Illuminated sign means a sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.

Informational-directional sign means any sign giving information to employees, visitors or delivery vehicles, but containing no advertising, may include name or business, but must predominantly represent a directional or informational message.

Institutional sign means a sign or bulletin board which identifies the name and characteristics of a public, semipublic, or private institution, including churches,

hospitals, nursing homes, school, and other nonprofit and charitable organizations, on the site where the sign is located.

Integral sign means a sign with the names of buildings, date of construction, commemorative tablets and the like, which are of a permanent type of construction and which are an integral part of the building or structure.

Marquee means a permanent roof-like structure extending from part of the wall of a building but not supported by the ground, and constructed of durable material such as metal or glass.

Message center/time and temperature display means a sign having electrically changing copy which displays current time, temperature, and/or public service announcements.

Multi-tenant center means a group of commercial retail establishments with visual appearance as a contiguous structure which may or may not be planned, constructed or managed as a total entity.

Nameplate sign means a sign, located on the premises, giving the name or address, or both, of the owner or occupant of a building or premises.

Nonconforming sign means any sign lawfully existing on the effective date of the ordinance from which this article is derived, or amendment thereto, that renders such sign nonconforming because it does not conform to all the standards and regulations of the adopted or amended article.

Off-premises sign means a sign advertising a business, commodity, service, or entertainment conducted, sold, or offered other than upon the premises where the sign is maintained. The term off-premise sign shall include an outdoor advertising sign (billboard) on which space is leased or rented by the owner thereof to others for the purpose of conveying a commercial or noncommercial message.

On-premises sign means a sign which advertises the business, commodity, service, or entertainment offered upon the same premises as those upon which the sign is built.

Political sign means a temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.

Portable sign means a sign which is attached to a trailer or other mobile structure, and may be moved from place to place.

Projecting sign means a sign, other than a wall sign, which is affixed to a building and which extends perpendicular from the building wall.

Public sign means a sign of a public, non-commercial nature, to include safety, danger signs, trespassing signs, traffic signs, signs indicating scenic or historical points of interest, memorial plaques, and the like, when signs are erected by an order of a public officer or employee in performance of official duty.

Pylon sign means a freestanding sign supported by a post or posts so that the sign and supports are finished to grade by encasing the posts in a material consistent with the sign and where the base width dimension is a minimum of ten percent up to and including 50 percent of the greatest width of the sign. The sign placed on the posts must be a minimum of ten feet from grade at the base of the sign.

Readerboard sign means any sign having a message not permanently affixed to a sign face and the copy is manually changed.

Real estate sign means a sign pertaining to the sale, lease or rental of the premises, or a portion of the premises, on which the sign is located.

Roof sign means a sign that is mounted on the roof of a building or that is wholly dependent upon a building for support and that projects above the top walk or edge of a building with a flat roof, the eave line of the building with a gambrel, gable or hip roof, or the deck line of a building with a mansard roof.

Roof sign, integral means any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches. The term "roof sign, integral" includes name of building, date of construction, commemorative tablet, and the like which are of a permanent type of construction and which are an integral part of the building.

Rotating sign means a sign which revolves or rotates on its axis by mechanical means.

Sign means a name, identification, description, display, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land in view of the general public and which directs attention to a product, place, activity, person, institution, or business.

Sign area means the entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure. Only one side of a double-face or V-type sign structure shall be used in computing total surface area. When letters or graphics are mounted directly on a wall in such a way as to be without a frame, the dimensions of calculating square footage shall be the area four inches beyond the periphery formed around such letters or graphics in a plane figure bounded by straight lines connecting the outer most points thereof. Each wall surface utilized to display a message or to attract attention shall be measured as a sign.

Sign structure means the supports, foundations, uprights, bracing and framework for a sign, including the sign area.

Storefront means that portion of a building frontage occupied by a single tenant space having a public entrance within the building frontage. Also, is known as business front.

Surface area of a sign means the entire area within a single, continuous, perimeter enclosing the extreme limits of the actual sign surface. It does not include any structural elements outside the limits of such sign and not forming an integral part of the display. Only one side of a double-face or v-type sign structure shall be used in computing total surface area. Letters or graphics mounted directly on a wall in such a way as to be without a frame shall be calculated as follows: the square footage shall be the area four inches beyond the periphery formed around such letters or graphics in a plane figure bounded by straight lines, connecting the outer most points thereof. Each surface utilized to display a message(s) to attract attention shall be measured as a sign.

Temporary sign means a sign or advertising display constructed of cloth, canvas, fabric, plywood, or other light material and designed or intended to be displayed for a short period of time.

Trailer sign means a sign which is attached to a trailer or other mobile structure, and may be moved from place to place.

Wall sign means a sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and that does not project more than 24 inches from such building or structure.

Section 74-443. Reserved.

Section 74-444. Compliance with article and permits.

All signs hereafter erected, constructed or maintained, except official traffic and street signs, shall conform with the provisions of this Article and any other ordinances or regulations of the City. A sign permit shall be required for each sign, the fee for which shall be determined by a fee schedule established by resolution of the City Council. The following information shall be filed with the building inspector prior to issuance of a sign permit:

- (a) A drawing of the proposed sign, or signs, showing dimensions and described materials, lettering, colors, illumination and support systems.
- (b) A drawing of the building face and site plan showing the location of the proposed sign as necessary.
- (c) A cross section of the building face showing how the sign will be attached and how far it will extend from the building.
- (d) A building sign plan for a building with more than one use or business, showing all signs.
- (e) The location and size of existing site signage that will remain on the site.
- (f) The name and address of the applicants; the location of the building, structure, or lot on which the sign is to be erected; the position of the sign in relation to nearby buildings or structures; the name of the person that will be erecting the sign; and, the written consent of the owner, if different from the applicant, of any land on which the sign is to be erected.

Section 74-445. Exempted signs.

- (a) The following signs are exempt from the requirements of this Article:
 - (1) Informational signs not exceeding two square feet in area displayed strictly for the convenience of the public, including signs which identify restrooms, waste receptacles, addresses, door bells, mailboxes, or building entrances.
 - (2) Memorial plaques, cornerstones, and historical tablets.
 - (3) Wall or window occupational signs or marquee, awning, or canopy signs giving the name or profession of a business, provided the sign does not exceed four square feet in area.

- (4) Public signs, street signs, warning signs, railroad crossing signs, signs of public service companies for the purpose of safety, or private traffic directional signs of not over eight square feet.
 - (5) Temporary political signs, per MS 211B.045, as may be amended from time to time, except that such signs shall not be located in the public right-of-way.
 - (6) Temporary political signs in non state general election years provided that such signs may only be posted from August 1 until ten (10) days after the election and that such signed may not be located in the public right-of-way.
- (b) The following signs do not require a permit or permit fee; however, the other requirements of this article shall apply:
- (1) Temporary real estate signs pertaining only to the sale, rental, or development of the premises upon which they are displayed.
 - (2) Construction signs designating the architects, lending institutions, engineers, or contractors when placed on a site where a building is to be constructed within 90 days.
 - (3) Temporary window signs.
 - (4) Other exterior temporary signs of under 12 square feet.

Section 74-446.

General regulations.

The following regulations shall apply to all signs permitted in all districts:

- (a) Signs shall not be permitted within the public right-of-way or on easements, except that the City Manager or designee of the City Manager may allow temporary signs for local community event to be erected upon a site designated by the City. A banner permit is required for such signs, which will be permitted for a period not exceeding two (2) weeks. Banners that promote religious, political, business or personal causes will not be permitted.
- (b) Signs painted on a building shall be governed by the square footage limitations specified in the appropriate zoning districts.
- (c) No sign, unless otherwise specified, shall project more than 24 inches over a public sidewalk, or be less than eight feet above the walk or grade.
- (d) No sign, except nameplate signs and directional signs as allowed, shall project more than 24 inches across a required front yard or a required side yard.
- (e) No sign shall be placed that resembles any official marker erected by a governmental agency or displays such words as "Stop" or "Danger."
- (f) No sign shall be permitted to obstruct any window, door, fire escape, stairway or opening intended to provide required light, air, ingress or egress for any building or structure.

- (g) The owner, lessee or manager of a ground or freestanding sign and the owner of the land on which such sign is located shall keep grass or weeds and other growth cut, and debris and rubbish cleaned up and removed from the lot on which such sign is located.
- (h) Billboards, business signs and nameplate signs which may be or hereafter become rotted, unsafe, or unsightly shall be repaired or removed by the licensee or owner of the property upon which the sign stands, upon notice of the zoning administrator or a designee of the zoning administrator or the building inspector or a designee of the building inspector.
- (i) Where a sign is illuminated, the following regulations shall apply:
 - (1) There shall be no signs having blinking, flashing, or fluttering lights or which change in brightness or color, except theater marquee signs which shall be limited to the hours from noon to midnight.
 - (2) Electronic variable message signs are permitted which provide public service information or advertise activities conducted on the premises on which the sign is located.
 - (3) Illuminated sign lighting shall be confined principally to the sign's surface and shall not spill onto adjacent properties in a manner which creates a hazard or is unreasonably annoying.
- (j) Awnings and canopies are allowed. All portions of any awning sign shall be at least eight feet above any public walkway. Fixed awnings may extend over public property not more than four feet from the face of a supporting building. Moveable awnings may extend over public property not more than eight feet from the face of a supporting building, but no portion shall extend nearer than two feet to the face of the nearest curbline measured horizontally or interfere with public placements in the right-of-way (trees, benches, planters, etc.). In no case shall the awning extend over public property greater than two-thirds of the distance from the property line to the nearest curb in front of the building site. Awning supports shall not be permitted to extend down into public property. Signage placed on an awning shall apply to the total allowable building signage allocation.
- (k) All freestanding signs shall be set back a minimum of five feet from all property lines and no part of such a sign shall be located in the sight triangle of a corner lot in violation of subsection 74-485(10).
- (l) No directional signs may be placed within 15 feet of the closest edge of a site entrance.
- (m) It shall be unlawful to use a parked vehicle or trailer as a sign in circumvention of this Article.

Section 74-447.

Temporary signs.

Temporary signs are permitted under the following regulations:

- (a) *Real estate signs.*

- (1) One temporary real estate sign is permitted for the sale or lease of an existing building or vacant lot for each street frontage of the parcel and must be located on the premises. Such sign shall not exceed 12 square feet in area in a residential district or 32 square feet in all other districts.
- (2) One temporary development real estate sign not exceeding 64 square feet in area and located on the property shall be permitted on each public street frontage of a commercial, industrial, or residential development with ten or more dwelling units for rent or sale. No more than two directional signs not exceeding 32 square feet in area shall be permitted on a collector or arterial street leading directly to such development.
- (b) *Construction signs.* One construction sign not exceeding 32 square feet in area in all districts shall be permitted on each street frontage of a development site. Such signs shall be removed within 14 days after the development is constructed.
- (c) *Political signs.* Political signs, per MS 211B.045, as may be amended from time to time, except that such signs shall not be located in the public right-of-way.
- (d) *Window signs.* Temporary window signs shall be permitted in a commercial district and shall not occupy over 40 percent of the window area on any building frontage.
- (e) *Beacons, search lights, and portable signs.*
 - (1) The zoning administrator or building inspector may issue permits for the use of portable signs, revolving beacons, search lights or other exterior temporary signs for grand openings or special occasions in commercial and industrial districts, as well as for institutional uses in residential districts.
 - (2) Permits for portable signs shall be for a maximum of 30 days and shall not be issued in conjunction with the same business activity for more than 90 days in any calendar year. No more than three permits shall be issued to the same business activity per calendar year.
 - (3) Search lights and revolving beacons shall not be directed into residential areas or onto streets and shall be permitted no more than six days per calendar year for the same business activity.
 - (4) No permit shall be required for temporary signs of an entirely noncommercial, celebratory nature. Celebratory signs shall include banners or other signs celebrating a victory by a local team, a local festival, or some other nonprofit social event. Such signs, however, may not be displayed for more than four consecutive weeks and no business activity or person may display more than two celebratory signs per year.
 - (5) As a condition for issuance of a permit, the building inspector may impose such requirements for materials, manner of construction, and method of erection of the sign as are reasonably necessary to assure the health, safety, and welfare of the public.

- (6) A portable sign shall not exceed 32 square feet in gross surface for each exposed face, nor exceed an aggregate gross surface area of 64 square feet.
 - (7) Portable signs shall be located only upon the lots upon which the unique, special, or limited activities, services, or sales are to occur. Such signs may be located within required front, rear, or side yards, but shall not extend over any lot line nor within 15 feet of any point of vehicular access to a public roadway.
 - (8) Portable signs shall not project higher than six feet as measured from the base of the sign or the grade of the nearest adjacent roadway, whichever is higher.
 - (9) Any lighted portable sign used for more than 30 days in one year must have permanent wiring suitable for exterior use and be approved by the building inspector.
 - (10) Portable signs used at the City armory, or other public facility, which advertise and promote community wide sales and events are exempt from the regulations of subsections (5)b., f., g. and h of this section, but a permit must be obtained and shall be limited to seven days per event. Any business so using these facilities may obtain such a permit in addition to any portable sign permit it obtains for its own business location.
- (f) *Banners.* Banners are permitted when securely fasted to the building on all four corners with wall anchors. Ropes are not permitted. The surface area of the banner shall be included in the total square footage of the allowable signage for an entire site.
 - (g) *Pennants, and streamers.* Pennants and streamers may be used without a permit but must be well maintained, not frayed, torn, or tattered. Pennants and streamers may not be attached to city utility poles or be located within any public right-of-way.
 - (h) *Posters and fliers.* Posters and fliers may not be affixed to trees or City utility poles or be located within any public right-of-way.
 - (i) *Municipal signs.* Municipal signs shall be permitted in all districts subject to the following requirements:
 - (1) The design shall be approved by the City Council and be owned and maintained by the City.
 - (2) Signs shall be set back at least ten feet from any property line and 15 feet from any street right-of-way.
 - (3) The message portion of a municipal sign shall not exceed 60 square feet in area and no more than eight square feet may be devoted to the name or logo of any donor.
 - (j) *Temporary signs.* Temporary signs shall be located upon the lot for which the activity, service, or sales are to occur.

Section 74-448. Signs in residence districts.

In all residence districts, no sign, business sign, nameplate sign or advertising sign shall be erected except for the following:

- (a) A nameplate sign or professional nameplate sign identifying the owner or occupant of a building or dwelling unit, provided that the surface area does not exceed two square feet. This sign may be placed in any front yard and may be illuminated,
- (b) A sign pertaining to the lease or sale of a building or property, provided that such sign shall not exceed 12 square feet in surface area and shall not be illuminated.
- (c) Temporary signs advertising a new subdivision development. Each subdivision or development shall be allowed the following signs:
 - (1) One sign not to exceed 64 square feet in surface area, no more than 15 feet in height.
 - (2) One sign not to exceed 12 square feet in surface area, no more than 15 feet in height.
 - (3) Directional signs not to exceed two square feet in surface area; provided that each subdivision shall be limited to one such sign per major thoroughfare approach to the subdivision or development. No such sign shall be allowed on minor residential streets.
- (d) Temporary non-illuminated signs identifying an engineer architect, contractor, or product engaged in or used in the construction of a building, provided that such signs shall not exceed 12 square feet each in surface area and are not more than 15 feet in height; and provided that such signs are removed prior to occupancy of the building.
- (e) One identification sign, not to exceed 32 square feet in area, for the following uses: church, school, university or college, sanitarium, club, library, apartment building and/or complex or similar uses. Such signs shall be solely for the purpose of displaying the name of the institution or apartment building and/or complex and its activities or services. It may be illuminated, but not flashing. A second sign may be permitted if located at a primary entrance on a major thoroughfare.
- (f) Directional signs not to exceed four square feet in surface area for the following uses: church, school, university or college, hospital, sanitarium, club, library or similar use, provided that each shall be limited to one such sign per major thoroughfare approach. No such sign shall be allowed on minor residential streets.
- (g) One nameplate sign for a dwelling group of five or more units, not exceeding five square feet in surface area. Such signs may indicate the names and addresses of the buildings or it may be a directory for occupants.
- (h) Directional signs in any parking area necessary for the orderly movement of traffic, provided that such sign shall not be used as advertising space and shall not be illuminated.

Section 74-449.

B-1 Highway Business District.

- (a) Business signs and nameplate signs are permitted in a B-1 district subject to the following regulations:
- (1) One identification sign, not to exceed 32 square feet in area, for private educational institutions, community centers, rest homes, nursing homes, and dental offices. It may be illuminated, but non-flashing. A second sign may be permitted if located at a primary entrance on a major thoroughfare.
 - (2) For business and professional office buildings, a business sign not exceeding 40 square feet in surface area or four percent of wall area upon which it is placed, whichever is greater, and indicating only the name and address of the building, occupant or management, may be displayed. For corner lots, two such signs, one facing each street, shall be permitted but may be combined to have one sign not to exceed 60 square feet.
 - (3) Notwithstanding the provisions in subsection (a)(2) of this section, business signs for multi-tenant centers shall be regulated as follows:
 - a. A multi-tenant center will be allowed a freestanding nameplate sign not exceeding 60 square feet in surface area.
 - b. The Planning Commission may recognize separate sign plans for multi-tenant buildings which will supercede the ordinance. The sign plans which have been approved by the Planning Commission will have the effect of a sign ordinance for specific property. The procedure for approval of sign plans that exceeds the limits of this Code shall be that of a variance described in section 74-35.
 - (4) Notwithstanding the provisions in subsection (a)(2) of this section, business signs for single-tenant conditional or permitted uses shall be limited to 200 square feet in area, including all signs, with not more than 150 square feet of signage attached to the building and not more than 60 square feet of ground sign. Businesses which have frontage on two arterial streets may have two pylon signs but may not exceed 200 square feet of total signage.
- (b) In the B-1 highway business district, no sign shall project higher than 25 feet above average grade at the building line or the height of the building, whichever is greater. Integral roof signs are permitted in the B-1 district.
- (c) All signs and signposts must be placed at a minimum of five feet setback from the property line in the B-1 highway business district.

Section 74-450.

B-2 Shopping Center Business District.

- (a) Business and nameplate signs are permitted in B-2 shopping center business districts, subject to the following regulations:

- (1) Each shopping center shall be permitted two freestanding signs not more than 200 square feet each in surface area. No part of either sign shall be closer than 30 feet from a street right-of-way nor 60 feet from a side lot line.
 - (2) Business nameplate signs shall be limited to flat wall signs which shall not extend more than 18 inches from the face of the building; except that a sign may be placed on the roof of a covered walk or marquee in a building complex, provided it does not extend above the roof or parapet line of the building. Each nameplate sign shall not exceed the sum of three square feet for each lineal foot of frontage.
- (b) Billboards shall not be erected within a developed, integrated shopping center property in the B-2 shopping center business district.
 - (c) In the B-2 shopping center business district, no sign shall project higher than the height of the corresponding business structure

Section 74-451.

B-3 General Business District.

- (a) In the B-3 general business district, business signs, and nameplate signs are permitted, subject to the following regulations:
 - (1) The total surface area of all business signs on a lot shall not exceed the sum of four square feet per lineal foot of lot frontage. Business nameplates shall not exceed the sum of three square feet for each lineal foot of lot frontage.
 - (2) In the case of corner lots, the average length of all sides of the lot with frontage shall be used to calculate the permitted total surface area. In addition, the surface area of business signs on any one side of a lot shall not exceed the sum of four square feet per lineal foot of the lot frontage on that side. Business nameplates shall not exceed the sum of three square feet for each lineal foot of lot frontage.
 - (3) No single business sign surface shall exceed 200 square feet in area, nor shall two or more smaller signs be so arranged and integrated as to create a surface area in excess of 200 square feet.
- (b) No sign in the B-3 general business district shall project higher than 25 feet above average grade at the building line or above the height of the building, whichever is greater.
- (c) No rooftop signs shall be permitted in the B-3 general business district. Integral roof signs are permitted in the B-3 district.
- (d) One hanging sign shall be permitted per storefront in the B-3 general business district and shall be limited to 4½ square feet per side. The hanging sign and decorative supporting arm shall not project more than two feet from the building, and the lowest point of a hanging sign must be no less than eight feet above the sidewalk or ground. Hanging signs will not be included when calculating the total sign area allowed on a property.

Section 74-452.

B-4 Limited Commercial District.

- (a) Each establishment or enterprise in the B-4 limited commercial district may have wall signs and projecting signs on each wall, provided that the aggregated area of such signs does not exceed 40 square feet or four percent of the wall area on which it is placed, whichever is greater.
- (b) In a shopping center or multi-tenant building in the B-4 limited commercial district, each establishment may have a wall sign not exceeding six square feet. Two or more smaller signs may not be so integrated as to create a sign exceeding 40 square feet.
- (c) Freestanding signs are allowed for projects containing more than one building and which are located on sites of one acre or more in the B-4 limited commercial district. These signs shall not exceed 60 square feet.
- (d) Ground-mounted or freestanding business signs which consolidate all tenants are allowed in the B-4 limited commercial district. These signs shall not exceed 40 square feet and shall not exceed eight feet above grade at sign location. The minimum front yard setback from street right-of-way lines shall be 15 feet. Businesses on corner lots in the B-4 limited commercial district may have two such signs or combine allowed signage to one structure which may not exceed 60 square feet.
- (e) Each establishment may have one freestanding sign with a maximum area of 40 square feet. These signs shall not extend more than eight feet above ground level and must maintain a minimum front yard setback from the street right-of-way of 15 feet. In the event an establishment abuts two or more streets which are at least collector or arterial in character, one such freestanding sign may be erected along each street.

Section 74-453.

M-1 Light Industrial District.

- (a) Business signs and nameplate signs are permitted within M-1 light industrial districts, subject to the following regulations:
 - (1) The total surface area of all business signs on a lot shall not exceed the sum of two square feet per lineal foot of frontage. No single business sign surface shall exceed four percent of the wall area upon which the sign is placed or 100 square feet, whichever is less. In the case of corner lots, the side with the least frontage shall be used to calculate permitted area. Signs shall be professionally constructed of materials that are compatible with the exterior materials of the corresponding building structure.
 - (2) Each business site shall be permitted one monument sign not over 60 square feet in surface area. No part of such sign shall be closer than ten feet from a street right-of-way. Monument signs shall be constructed of materials that are of the same durability or similar to the exterior materials of the corresponding business structure. Facilities in this district that are governed by the covenants for the Anoka Enterprise Park (AEP) must obtain approval of the sign from the Anoka Enterprise Park Architectural Review Board prior to City issuance of a building permit to construct such sign.

- (3) Each business shall be permitted one directional sign on major thoroughfare approaches not to exceed eight feet in height and shall not exceed two square feet in area.
 - (4) On-site directional signage shall not exceed six feet in height and shall not be more than four square feet in area.
- (b) Billboards and other outdoor advertising signs shall not be a permitted use in M-1 light industrial districts.
 - (c) No sign shall project above the permitted building height in the M-1 light industrial districts. Integral roof signs are permitted in the M-1 light industrial district.

Section 74-454.

M-2 Industrial District.

- (a) Within M-2 industrial district, business signs, nameplate signs, and advertising signs (billboards) are permitted, subject to the following regulations:
 - (1) The total surface area of all business signs on a lot shall not exceed three square feet for each lineal foot of lot frontage. In the case of corner lots, the side with the least frontage shall be used to calculate permitted area. No single business sign surface area shall exceed 200 square feet in area, nor shall two or more smaller signs be so arranged and integrated as to create a surface area in excess of 200 square feet.
 - (2) Each business site shall be permitted one monument or pylon sign not to exceed 80 square feet in area. No part of such sign shall be closer than ten feet from a street right-of-way.
- (b) The height and illumination sign provisions of the M-1 light industrial district shall apply in the M-2 general industrial district.
- (c) Advertising signs (billboards) shall be permitted subject to the following regulations:
 - (1) Advertising signs are prohibited within 200 feet of all public parks or residential structures.
 - (2) No advertising sign shall be closer than 50 feet to any property line or right-of-way line.
 - (3) No advertising sign shall be erected closer than 1,000 feet to another such sign on the same side of the street.
 - (4) Advertising signs shall not exceed 300 square feet in area nor 35 feet in height as measured perpendicularly from the height of the highest point of the sign structure to the grade level directly below the sign. Existing grade may not be altered for the purpose of increasing sign height.

Sections 74-455--74-480.

Reserved.